

## Proposed Lone Pine Greenspace Neighborhood Improvement District

*NOTE: This information has been prepared by City staff in order to assist citizens in understanding the proposed neighborhood improvement district. Interested citizens are encouraged to review the actual petition on file, as well as attend City Council meetings where this information will be fully discussed.*

### Where is the Lone Pine Greenspace Neighborhood Improvement District (Lone Pine Greenspace NID) proposed to be located?

On 16.42 acres of vacant land generally located south of Southern Hills Blvd., east of Lone Pine, north of Battlefield Rd., and west of the railroad tracks adjacent to existing trail and open space/drainage land owned by City.

### Who proposed the creation of the Lone Pine Greenspace NID?

The City received a petition from landowners who own property in the area to be benefitted by the creation of the Lone Pine Greenspace NID. If this petition includes the owners of more than two-thirds of the land area within the proposed district boundary, the City Council is required by state law to consider the petition request.

### When will the City Council discuss the Lone Pine Greenspace NID?

There are several steps required to create a NID. For the City Council, there are four resolutions that must be adopted if they choose to move forward with creation of the NID as requested. The first two resolutions are expected to be on the June 2<sup>nd</sup> City Council agenda. The third and fourth resolutions are expected to be considered at the June 16<sup>th</sup> City Council meeting.

### Why is this process moving so quickly?

The proponents of the Lone Pine Greenspace NID are under contract to purchase the property and have a closing date for late June.

### Why is the Lone Pine Greenspace NID being proposed?

The proponents of the Lone Pine Greenspace NID generally want the acreage to be preserved as green area and open space.

### Will this land only be used for open or "green" space?

The petition actually includes several uses for the land, such as greenspace, low-impact recreation areas, stormwater drainage and detention, right of way, and easements.

### Who will maintain the NID property?

Park Board met on May 9, 2003 and agreed to accept the land as open space as long as the maintenance costs are included in the NID. The NID petition provides for the

assessment of the annual maintenance costs, which are estimated by the Park Board staff to be \$3,072. The City Charter requires that any land acquisitions by the City be processed through the Planning and Zoning Commission. P. & Z Commission will consider the acquisition of the land for the Lone Pine Greenspace NID on June 12, 2003.

How much will my annual assessment be?

The proponents of the petition have a goal of keeping the assessment around \$80 per home, which includes an annual fee for maintenance; however, that amount will not pay for the total cost of the land purchase. Since the cost of the land is fixed, it is not expected that the cost would increase above the \$80 unless it was for annual maintenance. It will be necessary for the petitioners to fund the balance of the land acquisition costs from some other source.

What costs are being included in the Lone Pine Greenspace NID?

The costs for improvements include the costs to purchase the land, create the NID, and perform annual maintenance.

How are the costs to be shared among the landowners?

The petition proposes assessing a fee for each residence within the NID. The City Council will determine how the costs will actually be divided.

When would the assessment begin?

The first assessment would begin in 2004.

How long with the Lone Pine Greenspace NID assessment last?

The petition proposes a twenty-year term for the assessment of the costs of the improvements and maintenance, and then annual maintenance costs would continue after the twenty-year period.

When is creation of the Lone Pine Greenspace NID complete?

The last action by the City Council is adoption of the fourth resolution, which establishes the final assessment for the benefitted properties. After the final assessment notices are mailed, property owners within the benefitted area have 90 days to file an objection to the NID creation in court. If no objections are filed, then the NID creation will be complete and title to the land will be transferred to the City free of any liens.

Does the Planning Commission have to rezone the land for it to be maintained as open space?

No.