



**Islamic Republic Of Afghanistan
Kabul Municipality**



PARK MANAGEMENT AND MAINTENANCE POLICY
DEPARTMENT OF GREENERY

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Signature: _____



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1.0 INTRODUCTION

Millions of people live in Kabul city where the initial master plan was designed for about 100,000 people. To meet its current population levels Kabul City needs a quick and efficient infrastructure development. To this degree parks and greenery improvement are vital to living environment in Kabul city. However polluted air in the city is a huge threat to the human lives in Kabul city, moreover the existing parks are not responsive to fulfill the needs of the current population in Kabul city. There is a huge need for better management and proper guidelines to direct the department of greenery to improve and maintain the existing parks and create new neighborhood and community parks which will make for a better environment and safer entertainment spaces for the citizens of Kabul.

The premise of this Park Management and Maintenance Policy is to further develop these local close to home community park facilities. These facilities are an integral part of the city's infrastructure and are very much needed in residential neighborhoods to ensure the health, safety, welfare and quality of life of the citizens of Kabul City.

2.0 PURPOSE

This policy shall insure the provision of adequate park and recreational areas with needed facilities in the form of Neighborhood Parks and Community Parks. New residential development or an increase in density by redevelopment in existing neighborhoods creates the need for additional park and recreation facilities. This Policy shall govern all park Management, Maintenance and improvement requirements within the limits Kabul City. The implementation of the policy shall furnish developed Neighborhood Parks that are in place when neighborhoods are built. The policy also shall provide for needed land acquisition for Community Parks that serve new residential development or an increase in density by redevelopment in existing neighborhoods. Kabul Municipality has developed and adopted standards for Neighborhood and Community Parks.

3.0 DEFINITIONS

3.01 Developer/Owner - Individual, firm, association, corporation or any other organization dividing or proposing to divide land for the purpose of developing or making improvements to such land.

3.02 Subdivision of Land - Division of any lot, tract, or parcel of land into a minimum of five (5) or more lots sites for the purpose of developing residential dwelling units or the submission of Unified Residential Development Site Plan whether immediate or future.

3.03 Dwelling Units - Any building or structure which, is designed, used or intended to be used for human occupancy as primary living quarters.

3.04 Park Planning Districts - geographic areas defined by the Kabul Municipality's department of Greenery and derived from the physical character of Kabul City, based on population size, roadways, rivers, creeks, topographic features and/or defined political boundaries.



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3.05 Neighborhood Unit - A residential area bounded by major thoroughfares which generally encompass approximately one square mile, serving approximately 3,000 to 6,000 in population.

3.06 Community Park Unit- A Community Park Unit consists of a minimum of six neighborhood units and is the designated service area of one Community Park.

3.07 Neighborhood Park - Open space area encompassing five (5) to twenty (20) acres if the Neighborhood Park is contiguous with a school site, it may be five (5) to twelve (12) acres Neighborhood Parks should provide a one-quarter (1/4) to one-half (1/2) mile service radius serving approximately 3,000 to 6,000 in population for the purpose of providing daily un programmed recreational needs of residential areas within the Neighborhood Unit.

3.08 Community Park - Open space area encompassing 30 to 75 acres within a one and a half (1 1/2) mile service radius serving approximately 18,000 to 36,000 in population and six neighborhood units for the purpose of providing both preservation of natural features within the urban environment and programmed recreational needs on a community wide basis.

3.09 Large Recreation Parks- are regional park sites greater than 75 acres with a service area of 2 to 4 miles that serves 80,000 to 100,000 people. The parks have 60 to 100 parking spaces and facilities for league soccer, and others.

3.10 Pocket Parks- are a subset of close-to-home parks and are less than five (5) acres. Dedication of land for use as a public park shall be considered for sites 1.0 acres and greater, at the discretion of the Parks and Community Services Department. Parks less than 1.0 acres are to be privately-owned and maintained. See Section V, Part D. for pocket park criteria.

3.11 Neighborhood Park Development Concept Plan: A park site plan drawn at an appropriate scale that indicates the required park facilities and the relationship of those facilities to the proposed park development.

4.0 SCOPE

This policy applies to the department of Greenery, Urban Planning and all who construct and maintain parks in the limits of Kabul city.

5.0 RESPONSIBILITIES

5.01 Department of Greenery shall develop a Capital Improvement and Maintenance plan for Kabul City Neighborhood and Community parks.

5.02 Department of Greenery shall establish a database where it keeps the inventory of existing parks conditions.

5.03 Department of Greenery shall maintain close coordination with the department of Cultural Services to provide extra entertainment service in order to increase the number of visitors to the parks, which increases the revenue stream of Kabul Municipality.

5.04 Department of Greenery shall encourage private investors to invest in the park sector



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5.05 The overall program and full implementation of the Kabul Municipality Neighborhood and Community Park Management Policy is to generally follow Kabul Municipality's Comprehensive Park Capital Improvement and Maintenance Plan. The Greenery Department may develop implementation guidelines to insure the fair and objective application of this park policy.

5.06 There should be a minimum of one Neighborhood Park within each designated "Neighborhood Unit" as defined by the Kabul Municipality. The park should include needed recreational facilities to service the recreation needs of the neighborhood unit.

5.07 Kabul Municipality shall dedicate land or require residential developers, to dedicate subdivision land and recreation improvements for parks to meet the recreational needs as a condition of the platting process and/or the submission of a Unified Residential Development Site Plan, just as land for streets, alleys, utility easements and other improvements directly attributable to the development of a new residential neighborhood is dedicated. A combination of fees and parkland dedication shall be considered at the sole discretion of the Department of Greenery.

5.08 Neighborhood Park Infrastructure - The Developer shall bear the cost of all improvements, including streets, water, sewer, storm drainage and street frontage directly related to the Neighborhood Park site.

5.8.01 Required Street Frontage – The developer shall provide street frontage that is equal to thirty five percent (35%) of the linear measure of a square area equal to the required Neighborhood Park dedication.

5.8.02 In the event that additional land is donated to Kabul Municipality for park purposes at the same time as a required park dedication the Department of Greenery may elect to participate in park infrastructure development. Any additional street, utility and storm drainage frontage participation is contingent on the availability of capital improvement funds for additional street frontage and the Mayor's approval.

5.09 Neighborhood Park Development – Neighborhood Park shall include the following recreational facilities as a minimum Neighborhood Park configuration:

5.9.01 Playground

5.9.02 Picnic shelter

5.9.04 Practice field with backstop

5.9.05 Walking trail

5.9.06 Multi-Use Slab with basketball backboard and goal

5.9.07 Site grading and preparation

5.9.08 Turf, shrubs and vegetation



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5.10 The Neighborhood Park Development Fee shall be based on the minimum Neighborhood Park dedication requirement. The Neighborhood Park Development Fee shall be determined per acre based on the required acreage of the Neighborhood Park dedication. This fee is based on the current construction costs of these facilities and maybe adjusted administratively by the Director of the Department of Greenery or their designee up to the annual amount of the change in the Price Index, Any fee adjustment greater than the annual amount of change in the Price Index, shall require the approval of Kabul City Mayor.

5.11 If mutually agreed between the Developer and the Department of Greenery, the developer may choose to develop the park site prior to final plat approval instead of submitting the Neighborhood Park Development Fee. The cost of the developer to provide the neighborhood park and recreation facilities shall offset the required Neighborhood Park Development Fee by the amount of the actual cost of the developer to design and construct the Neighborhood Park recreational facilities and site improvements. Prior to approval of a Neighborhood Park development agreement the developer must submit a conceptual master plan indicating the proposed neighborhood park facilities and their locations. Upon approval of the proposed Neighborhood Park Development Concept Plan the developer may authorize preparation of construction documents for neighborhood park development. In the event that the Department of Greenery and the developer reach a development agreement for park development prior to final plat approval the developer shall be required to submit Neighborhood Park development construction plans that conform to Parks and Community Services Department design, construction and specification standards. The Department of Greenery and the Department of Urban Planning will review the construction documents for compliance with Kabul City park construction requirements. The developer must agree to standard Kabul city construction inspections of Neighborhood Park improvements. Prior to final plat approval the Neighborhood Park construction must be approved and accepted by Kabul Municipality.

5.12 In selecting a site for a park, Kabul Municipality shall avoid an accumulation of unrelated parcels of land or an accumulation of land unsuitable for park purposes.

5.13 Parks sites shall be selected on the basis of obtaining natural, park-like settings where available and shall consist of diverse topography and open space suitable for the development of recreational facilities.

5.14 Neighborhood Park size should be a minimum of five (5) acres and obtained as one complete parcel. If a development parcel cannot provide the minimum five acre (5) parcel or a smaller parcel which can potentially be contiguous to existing or future park parcels, then a fee instead of parkland or a combination of fee and parkland dedication shall be required at the discretion of the Department of Greenery.

5.15 Proposed parkland boundaries of community park dedications shall provide reasonable access to improved street frontage for readily accessible entry into the park area by the public.

5.16 Any required conveyance of land from any proposed subdivision residential development shall be keyed to the density of the population to be served within the neighborhood.

5.17 The land required to be conveyed for Neighborhood Park dedication may be located inside or outside the subdivision development so long as the land is so located within the Neighborhood



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Unit and is of such proximity to the development so as to serve or benefit the Neighborhood residents. Land required to be conveyed for Community Park dedication may be located within the Park Planning District of the subdivision.

5.18 Installation of Neighborhood Park improvements by Kabul Municipality generally will occur when there is:

5.18.01 A minimum population of 10,000 or, at Kabul Municipality's discretion, a minimum fifty (50%) percent build out within the Neighborhood Unit, and;

5.18.02 Availability of funds for such improvement, and;

5.18.03 Appropriation of maintenance funds for ongoing maintenance operations.

5.19 Installation of Community Park improvements Kabul Municipality generally will occur when there is:

5.19.01 A minimum population of 8,000 or, at the Kabul Municipality's discretion, a minimum fifty (50%) percent build out within the Community Park Unit, and

5.19.02 Availability of funds for such improvement, and;

5.19.03 Appropriation of maintenance funds for ongoing Community Park maintenance and operations.

5.20 Unless otherwise provided in this policy, any decision shall initially be made by the Department of Greenery Director or their designee in the exercise of his/her reasonable discretion. In the event that the determination is made by a designee of the Director General of the Department Greenery Director the first recourse of the developer is an appeal of the decision to the Director.

B. Decisions of the Department of Greenery Director General with regard to this policy may be appealed to the Mayor of Kabul City.

6.0 CONSEQUENCES OF VIOLATIONS

Willful or blatant violation of this policy may result in disciplinary action.

Refer to Disciplinary policy of Kabul Municipality

7.0 POLICY EVALUATION

This policy should be regularly evaluated to ensure it is enabling and effectively moving Kabul Municipality towards its sustainability goal.

8.0 POLICY ENFORCEMENT

This policy is in enforceable after His Excellency the Mayor of Kabul Signs it.