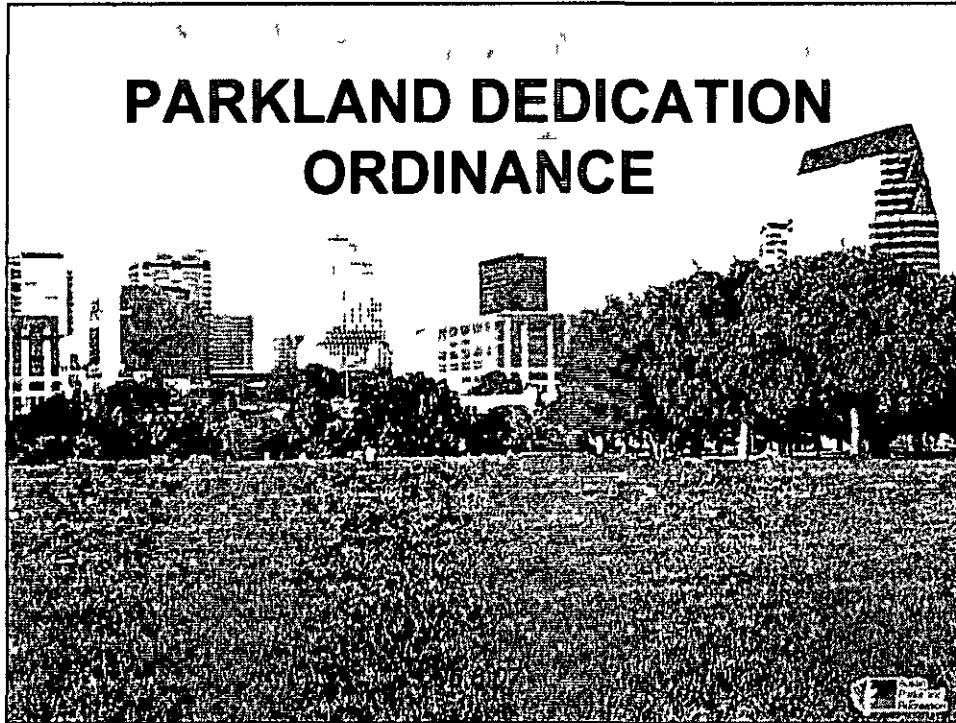


PARKLAND DEDICATION ORDINANCE



The Parkland Dedication Ordinance

Purpose Statement

- Requires residential developments to dedicate land/or contribute funds for park purposes
- The land or fees is regarded as mitigation for the added density
- The ordinance is in place to provide parks for new residents

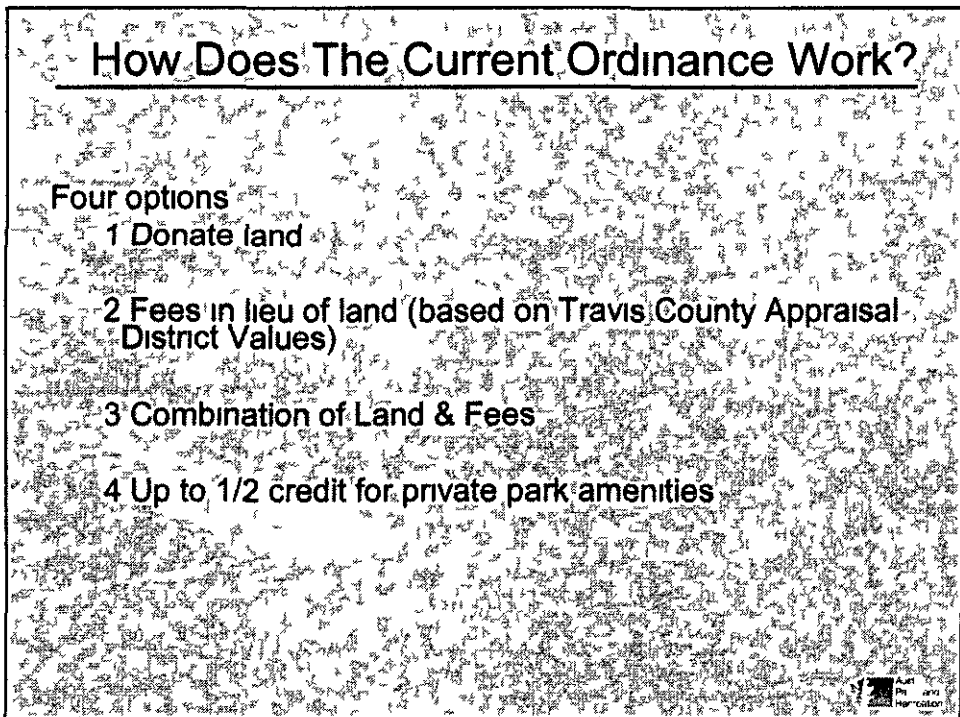
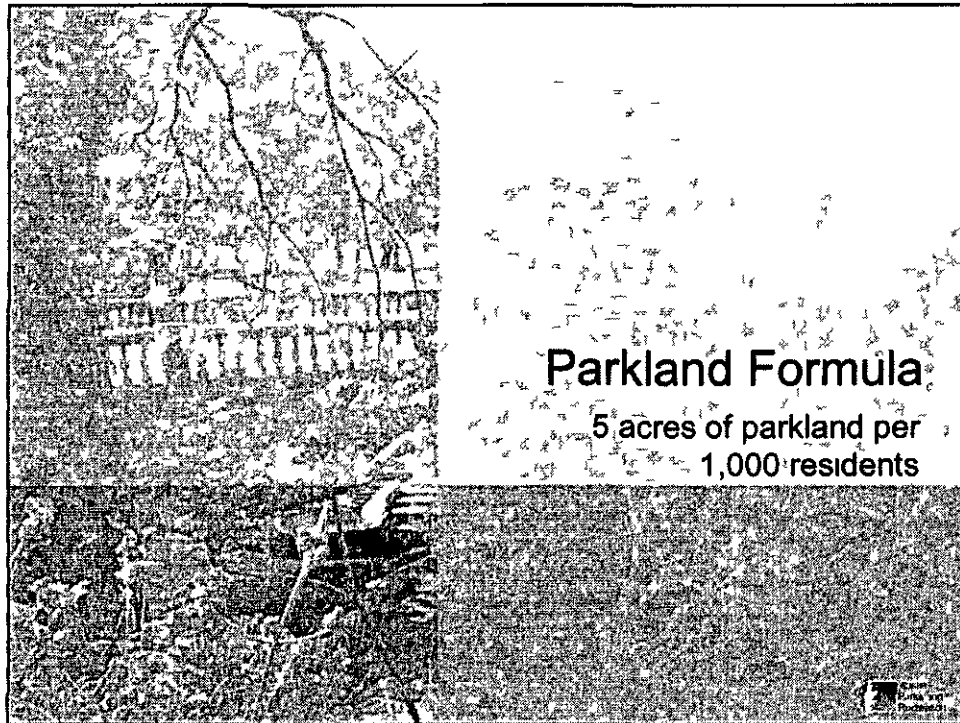
Parkland Dedication Applicability

- The current Parkland Dedication Ordinance only applies to projects that are residential developments and are subdividing the land



Current Ordinance Does Not Apply To

- Residential properties not sub-dividing
- Commercial properties



Parkland Fees Can Be Used To

- Purchase parkland
- Develop additional facilities on existing near-by parks
- Park improvements should benefit the residents of the new development



Fees Can Not Be Used For

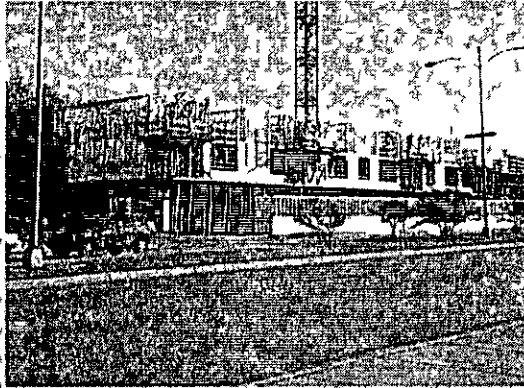
- Park maintenance & operations
- Park programs
- Staffing
- Special events



Current Challenges

- 1 Not all residential projects comply with the Parkland Dedication Ordinance

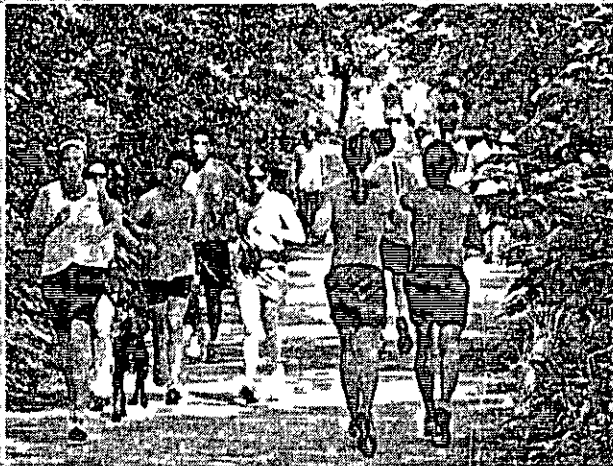
In 2006, 2/3 of the residential projects did not pay parkland fees because no subdivision was required



Austin
Parks and
Recreation

Current Challenges

- 2 Fee levels vary from project to project creating an inequity



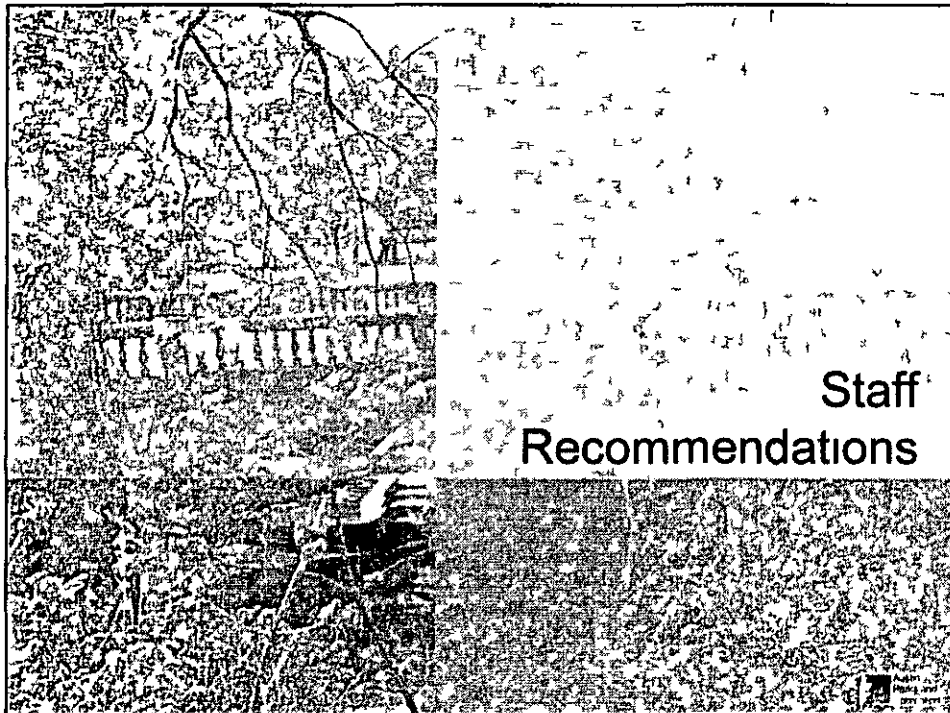
Austin
Parks and
Recreation

Fee for Recent City Projects

<u>Project Name</u>	<u>\$ Paid</u>	<u># of Units</u>	<u>Fee / unit</u>
Grand Oaks	\$41,000	334	\$123
Cypress Bay	\$ 8,000	19	\$421
Canyon Creek	\$11,000	17	\$647
Sage at Parnier	\$191,000	225	\$848
Manhaca Courtyard	\$49,000	46	\$1,065
Robinson Hill	\$197,000	58	\$3,396
Riverside Square	\$462,000	100	\$4,600

Overall AVERAGE PER UNIT in 2006

\$518



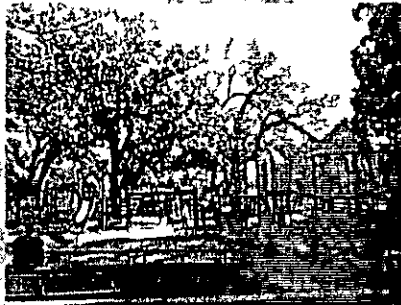
**Staff
Recommendations**



Staff Recommendations

Challenge Not all residential projects are required to comply with the Parkland Dedication Ordinance

- 1 Recommendation Residential developments that do not have to sub-divide would pay fees at the site plan stage. Those that subdivide will continue to comply at that stage.



Austin
Parkland
Dedication
Ordinance

Staff Recommendations

Challenge Fee levels vary from project to project

- 2 Recommendation Propose a \$650 uniform fee per unit.



Austin
Parkland
Dedication
Ordinance

2006-07 Fee Comparisons for other Cities

Residential Development

Portland OR	\$1 986 - 3 053 per unit
Seattle WA	\$1 050 - \$3 000 per unit
San Diego CA	\$843 - \$3 569 per unit
El Paso	\$815 - 1 365 per unit
• Arlington	\$1 097 - 1,152 per unit
• League City	\$1 000 per unit
• Cedar Park	\$480 - 720 per unit
• San Antonio	\$625 per unit avg
• College Station	\$452 - 556 per unit
Bryan	\$425 - 520 per unit
Austin	\$518 per unit avg
Fort Worth	\$500 per unit
• Corpus Christi	\$200 per unit avg



Proposed Fee Calculation

- Basic Formula 5 acres of parkland per 1,000 residents
- Acquisition and Development Cost
 - 5 acres neighborhood park at \$100,000 an acre = \$500 000
 - **Development = \$450,000
- Total Cost for Land & Development = \$950,000
- Cost per person \$950,000 / 1,000 people = \$ 950 00
- Lowest persons per unit density = 1 7
- \$950 (x) 1 7 persons per unit = \$1 615 per unit
share of development cost
- Proposed Fee \$650

(Development typically may include picnic pavilion accessible playscape drinking fountain trail basketball court and utilities)



Staff Recommendations

- 3 PARD recommends an exemption from Parkland Dedication Ordinance be included for **ONLY** those units within a project that are affordable



Staff Recommendations

- 1 Require the fees be paid at the site plan stage. Those that subdivide will continue to comply at that stage
- 2 Propose a \$650 uniform fee per unit
- 3 PARD recommends an exemption from Parkland Dedication Ordinance be included for **ONLY** those units within a project that are affordable