

Parkland Dedication 2015

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Presented to Open Space, Environment and
Sustainability Committee

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Overview of Presentation

- Parkland Dedication (PLD) Definition
- Current Parkland Dedication Requirements
- Chronology of Council Directives and Staff Actions
- Proposed Ordinance
- Next Steps

What is Parkland Dedication

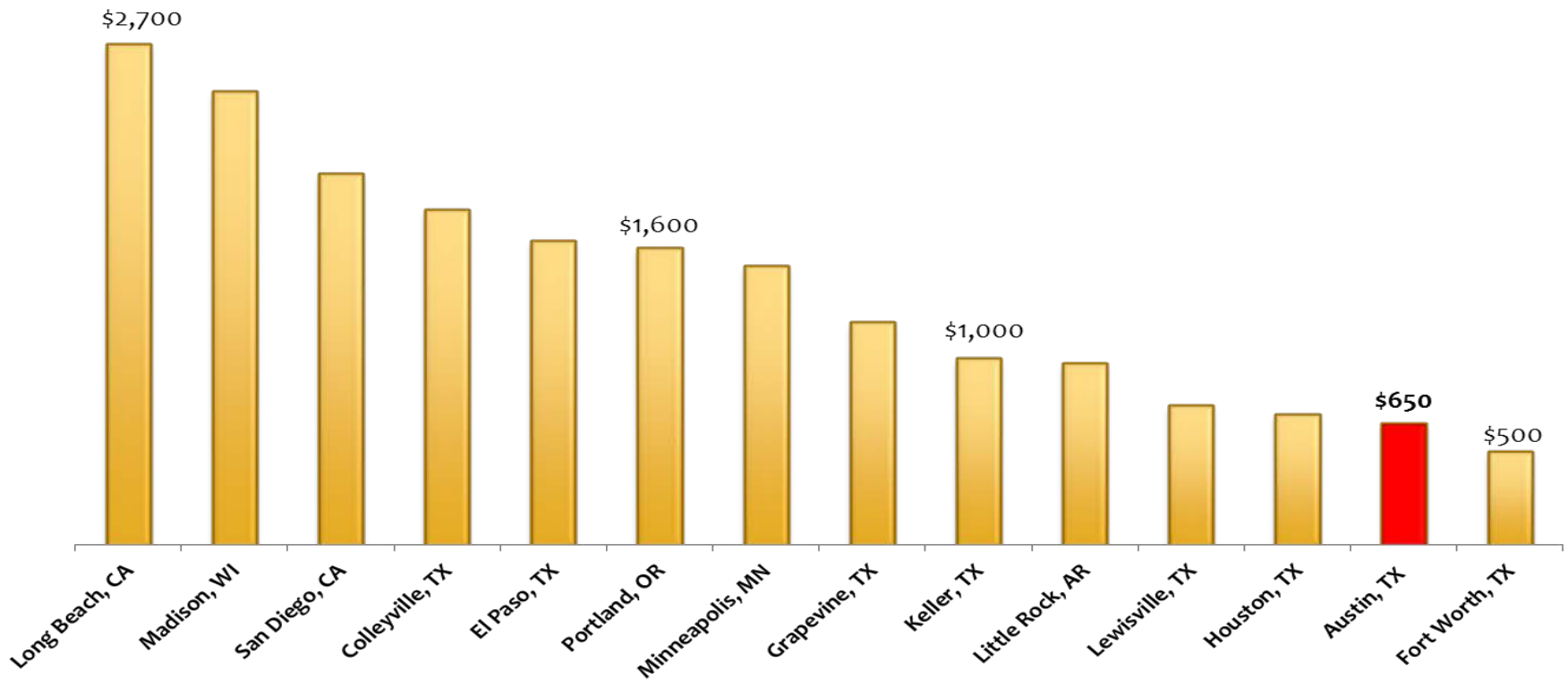
- Parkland dedication is a local government requirement imposed on subdivision developers or builders, mandating that they dedicate land for a park and/or pay a fee to be used by the government entity to acquire and develop park facilities.
- The philosophy is that because new development generates a need for additional park amenities, the people responsible for creating that need should bare the cost of providing the new amenities.

Research and Analysis

- Consultation with Dr. John L. Crompton, Texas A&M University Distinguished Professor of Sciences Department of Recreation, Park and Tourism, expert on parkland dedication ordinances in Texas
- Peer city review (state and national) of parkland dedication ordinances, costs and timing
- Review Current Acquisition and Development costs

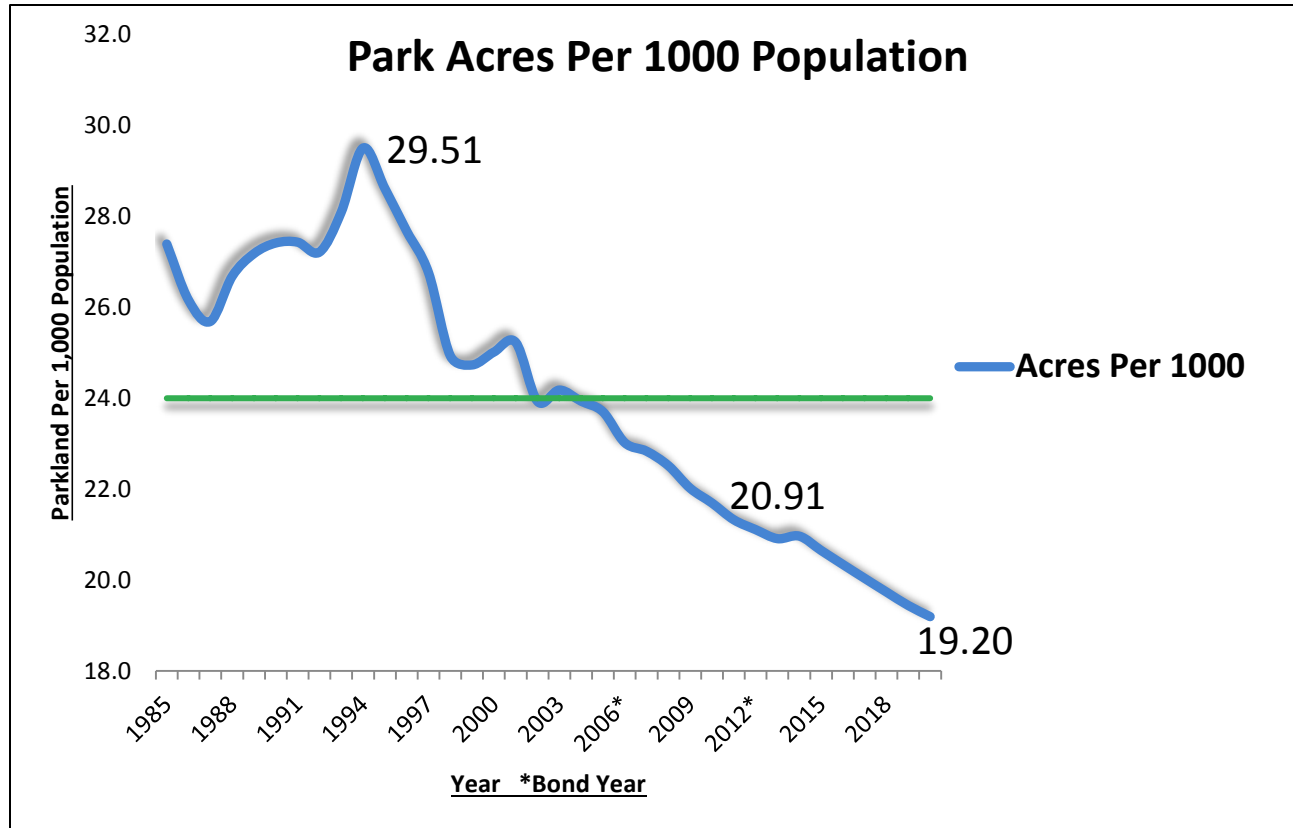
Peer City Comparison

- Austin's fee ranks among the lowest in the country



Downward Trend

- Austin parkland acres are not keeping pace with city's growth



Stakeholder Meetings and Feedback

- **Staff held 5 stakeholder meetings**
- **Stakeholders invited**
 - Real Estate Council of Austin, Austin Apartment Association, the Greater Austin Buildings Association, Downtown Austin Alliance, Executive Board of the Austin Neighborhood Council, and members of the Parks and Recreation Board and the Community Development Commission
- **Feedback:**
 - Public parkland increases the quality of life in Austin
 - The parkland fee is too low
 - Increasing fees across the board contributes to higher development costs and red tape
 - Cumulative effect of more fees decreases affordability
 - Earlier notification on whether fee or land is required
 - Credit for park facility construction is desired

Chronology

- **August 7, 2014:** City Council directed City Manager to analyze and recommend an adjustment to the parkland dedication fee
- **August – November:** stakeholder meetings were held
- **November 18, 2014:** Parks and Recreation Board (PARB) voted unanimously to support of code amendment
- **November 19, 2014:** Staff submitted recommendations to City Council on parkland dedication

Council Resolution No. 20141211-219

December 11, 2014, Austin City Council directed City Manager to:

- Develop an ordinance that implements the recommendations regarding PLD fee-in-lieu, Park Development Fee, and a land dedication requirement
- Develop a proposed ordinance that implements the staff recommendation to integrate PLD fees into the Annual Fee Adoption process of the FY2015-2016 Council Budget
- Explore option for applying PLD requirements to commercial developments, including hotels; and
- Further study the timing for payment of parkland dedication fees

Proposed Code Amendment

- Requires 9.4 acres per 1,000 residents instead of the 5 acres adopted in 1986
- Calculates fee on a per person demand
- Establishes an annual fee review
- Includes a land requirement or a fee in lieu of land based on current land costs
- Designates a Park Development Fee based on current park construction costs

Next Steps

- **June 2015:** Planning Commission considers code amendment
- **June 2015:** Council considers code amendment
- **October 1, 2015:** Council adopts new Fee Schedule
- **October – December 2015:** Educational campaign for internal and external stakeholders
- **January 1, 2016:** New park fees go into effect (grace period gives developers more time to incorporate new fees into project pro formas)

Discussion

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