

Parkland Dedication Code Amendment

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Presented to Austin City Council

September 17, 2015



Council Actions to Date

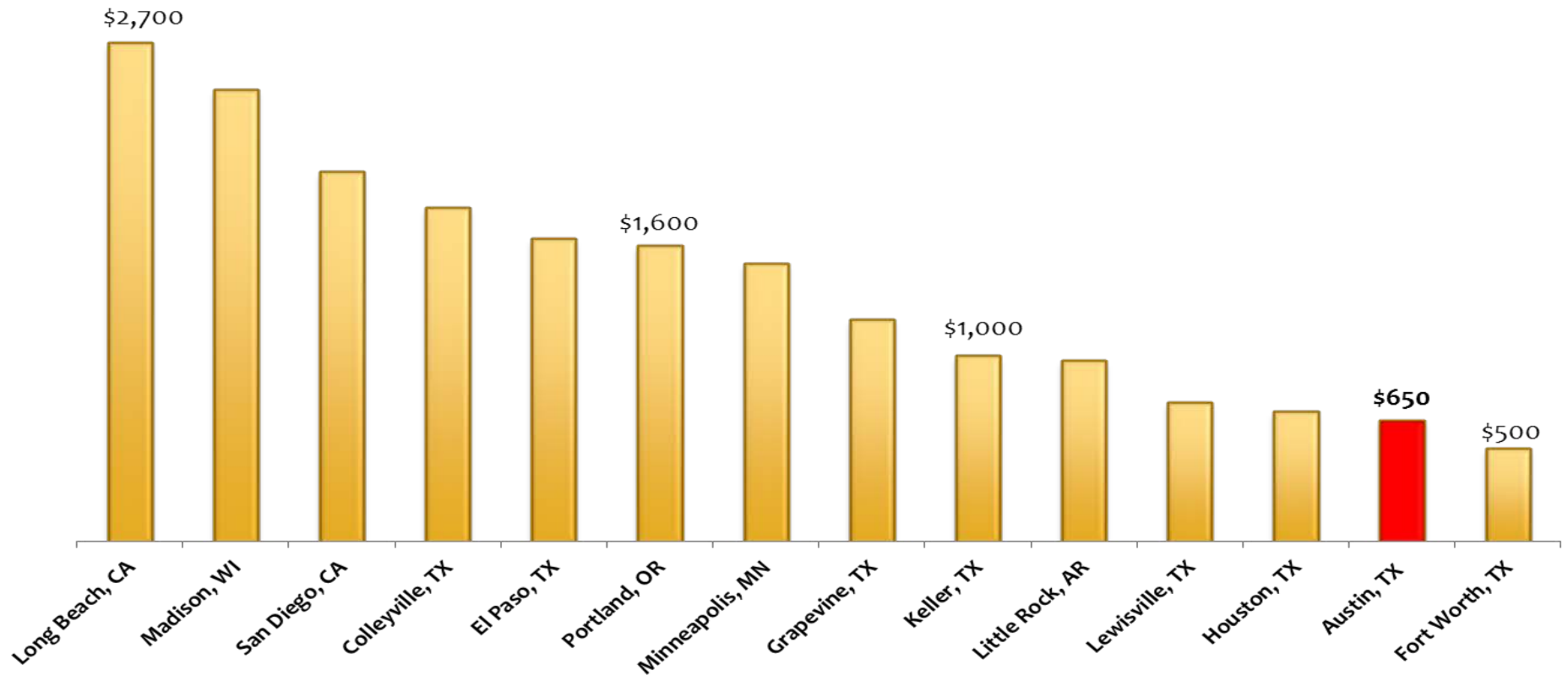
- **August 14, 2014:** Council directed the City Manager to conduct a comprehensive review and make recommendations for revisions to the existing Parkland Dedication Ordinance
- **November 19, 2014:** Staff submitted Parkland Dedication Fee Methodology Report to Mayor and Council
- **December 11, 2014:** Council passed a resolution adopting the proposed fee methodology and initiated a parkland dedication code amendment
- **August 6, 2015:** City Council set public hearing for September 17, 2015

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 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.

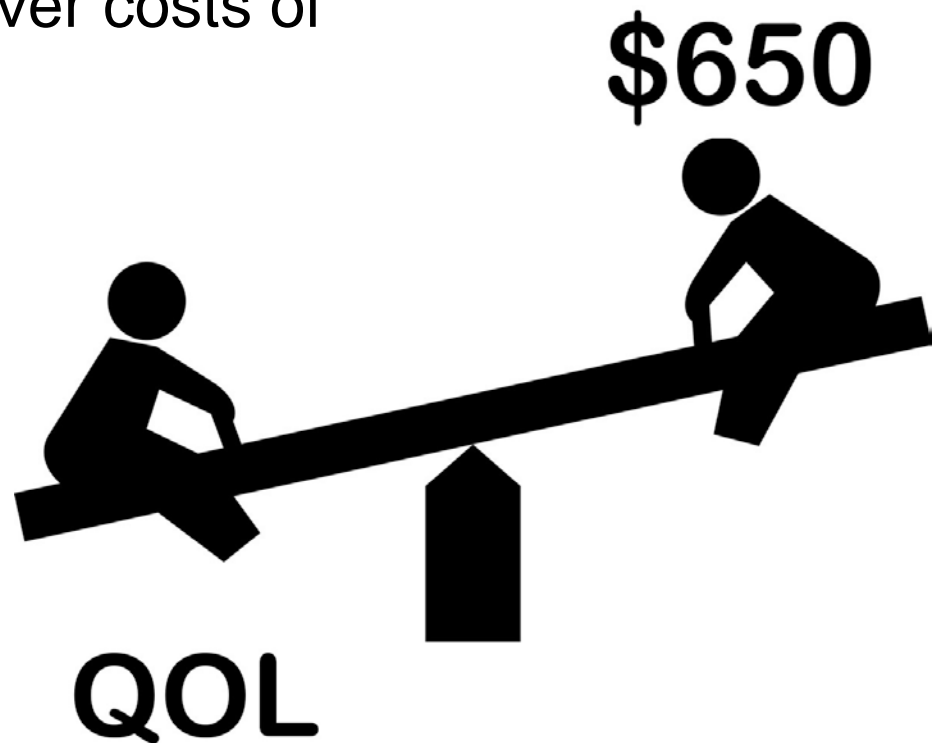
Background

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



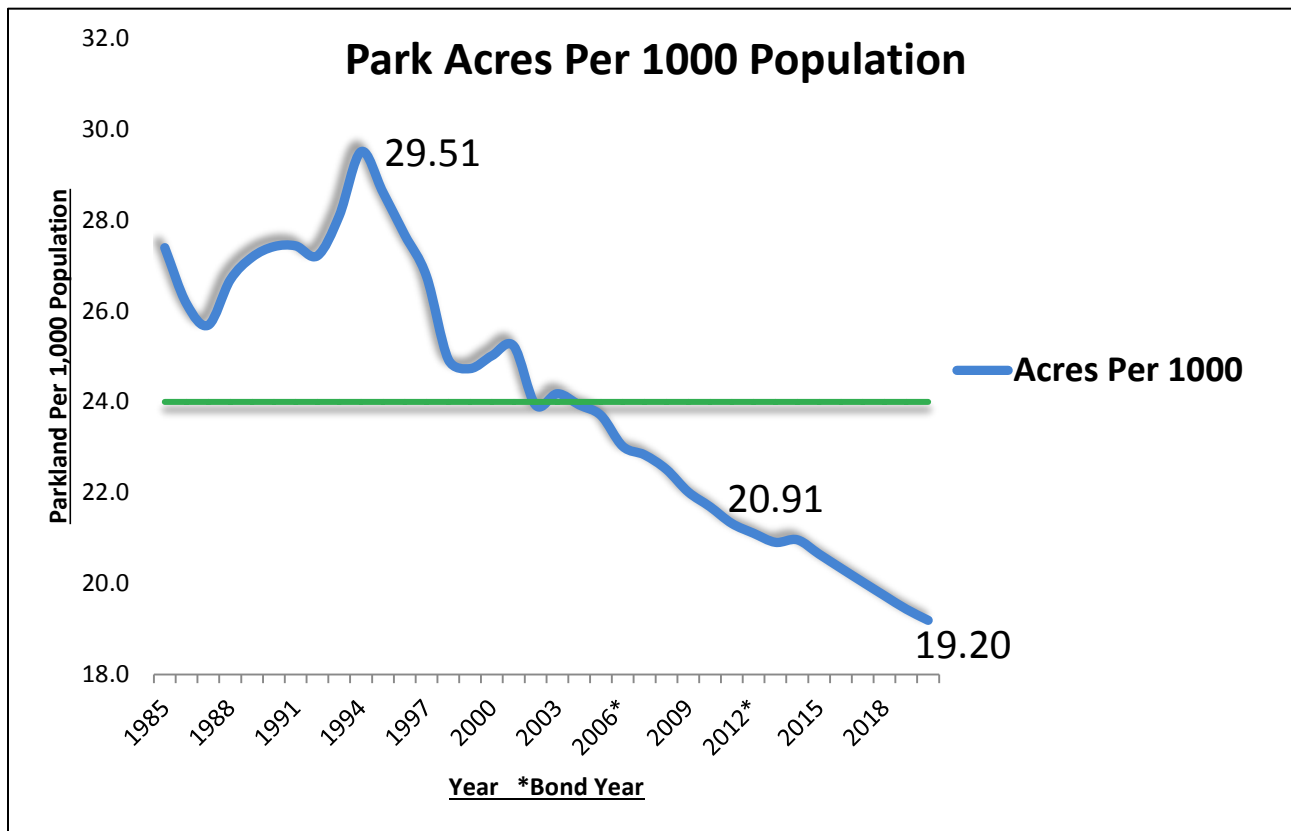
Background

- \$650 per unit does not cover costs of land and development



Background

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



Three Ways to Pay for Growth

Elected Officials can either:

- ☐ Increase taxes to pay for new demand
- ☐ Do nothing and lower Austin's quality of life
- ☒ Development pays for itself

Proposed Code Amendment

- Land requirement = current level of service of 9.4 acres per 1,000 residents
- Establishes a formula for a fee in-lieu of land
- Establishes a formula for a fee for parkland development
- Fee becomes part of the City's Annual Fee Schedule
- Increases flexibility for meeting parkland dedication by allowing a combination of land, fees and amenities on public and private lands

Stakeholder Input

Stakeholder roundtables and public meetings:

- October 24, 2014, at Zilker Botanical Gardens roundtable.
- November 10, 2014, Land and Facilities Committee of the Parks and Recreation Board.
- November 18, 2014, Parks and Recreation Board.
- December 5, 2014, at PARD Annex Building roundtable.
- January 21, 2015, RECA monthly membership meeting
- May 27, 2015, Open Space Environmental and Sustainability Committee, OSES
- June 23, 2015, Planning Commission public hearing
- August 28, 2015, at Zilker Botanical Gardens roundtable

Stakeholder Input

Participants Included :

- Real Estate Council of Austin;
- Greater Austin Builders Association;
- Downtown Austin Alliance;
- Austin Board of Realtors;
- Austin Neighborhood Council (ANC) Executive Board;
- Private Developers: DR Horton, Benchmark, PSW, Peloton Land, Newcastle Homes; Brookfield Residential;
- Engineers: Bury and Partners, Pape Dawson, Thrower Design;
- Austin Contractors and Engineers Association

Benefits

The Benefits of this code amendment include:

- Sound defensible methodology
- Meets *Imagine Austin* goals of increased recreation and open space
- Existing level of parkland maintained as city grows
- Existing level of park amenities maintained as city grows
- More parks throughout the city
- More flexibility in meeting the parkland dedication requirements
- Specific language clarifying the parkland dedication code process
- Formula Included in Ordinance
- Fee included in the annual fee schedule

Next Steps

- **September 17, 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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