



Soroptimist Park. Bozeman, MT
.25-acre Downtown Park

Parkland Dedication

Need, Facts, and Strategic Direction

Rich DePalma
2.25.2020



West Thames
Playground
New York City



Valmont Dog Park
Boulder, CO



Liberty Community
Garden
New York City



Sister Cities Park
Philadelphia

Parkland Dedication Purpose

23-4B-1010 Purpose and Applicability

(A) Purpose.

- (1) The City of Austin has determined that recreational areas in the form of public parks are necessary for the well-being of the City's residents.
- (2) The City has further determined that the approval of new residential development creates a need for additional parkland and park amenities to serve new residents and maintain existing levels of service.
- (3) To address the impacts of new development on the City's park system, this article:
 - (a) Requires residential development to dedicate parkland or pay a fee in-lieu of land dedication as a condition to development approval; and
 - (b) Establishes a fair method for determining the amount that new development may reasonably be required to contribute, based on its direct impacts to the City's park system and the need for high quality parkland to serve the City's residents.

To date, the City has received 1,743 acres of dedicated parkland and 38 acres of easements.

Parkland Dedication Application

23-4B-1010 Purpose and Applicability

(B) Applicability.

- (1) The requirements of this article apply to:
 - (a) A residential subdivision in the planning jurisdiction;
 - (b) A site plan in the zoning jurisdiction that includes residential units or a hotel-motel use; and
 - (c) A residential building permit, as provided under Section 23-4B-2040 (Parkland Dedication or Fee In-Lieu at Building Permit).

Additional Proposed Change in the Land Development Code

[ADLER NZ1] PARKAND DEDICATION FOR CORRIDOR AND CENTER SITES

Substantive Revision

Payment of a fee-in-lieu of parkland dedication shall be authorized for development on parcels within activity centers and fronting activity corridors that are greater than 1.66 acres in size and less than 6 acres in size (any applicable fees in lieu of dedication will still be required).

1. The foregoing notwithstanding, dedication of parkland may be required if one or more of the following conditions are met:
 - a. Required dedication of parkland would occur:
 - i. on land necessary to accommodate a named project in the Urban Trails Master Plan or to otherwise provide for pedestrian connectivity that does not currently exist, or
 - ii. in a flood plain, or
 - iii. on land with drainage facilities or environmental buffers with amenities suitable for park use, and
 - iv. required dedication of land will be credited at 100% toward fulfillment of parkland dedication requirements (with any remaining applicable fees in lieu of dedication still being required).
 - b. Other specific conditions to be defined by staff and approved by Council that are clear, predictable, and are relevant to a critical need for parkland.
2. An applicant may appeal a requirement for land dedication to the Land Use Commission.
3. The director may request that the Land Use Commission approve dedication of parkland when none of the above conditions are met if doing so is necessary to address a critical shortage of parkland for an area identified in the Deficient Parkland Area Map or provide connectivity with existing or planned parks or recreational amenities.

Housing Credit Already Received

23-4B-2050 Parkland Dedication Bonus

(A) Purpose and Applicability.

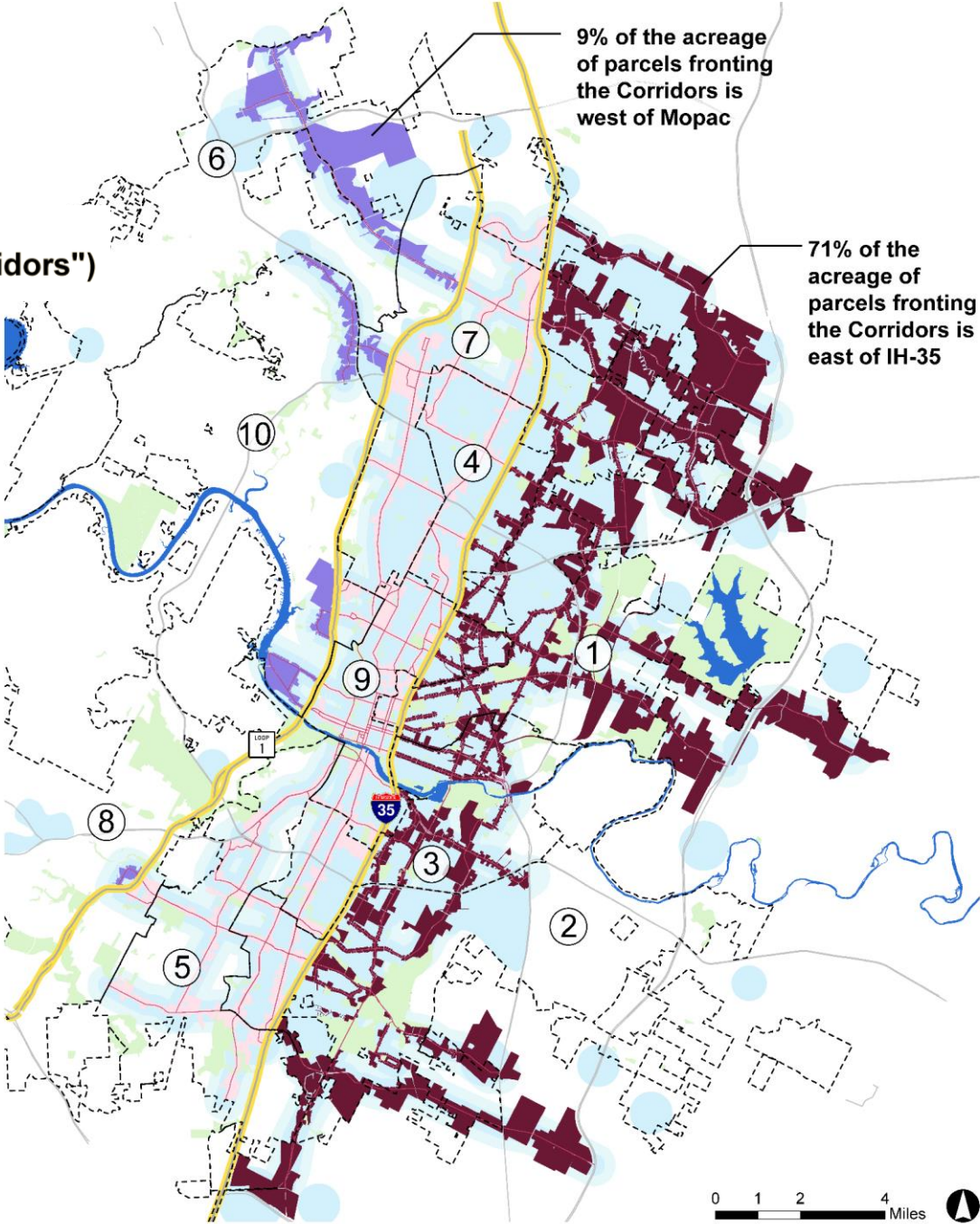
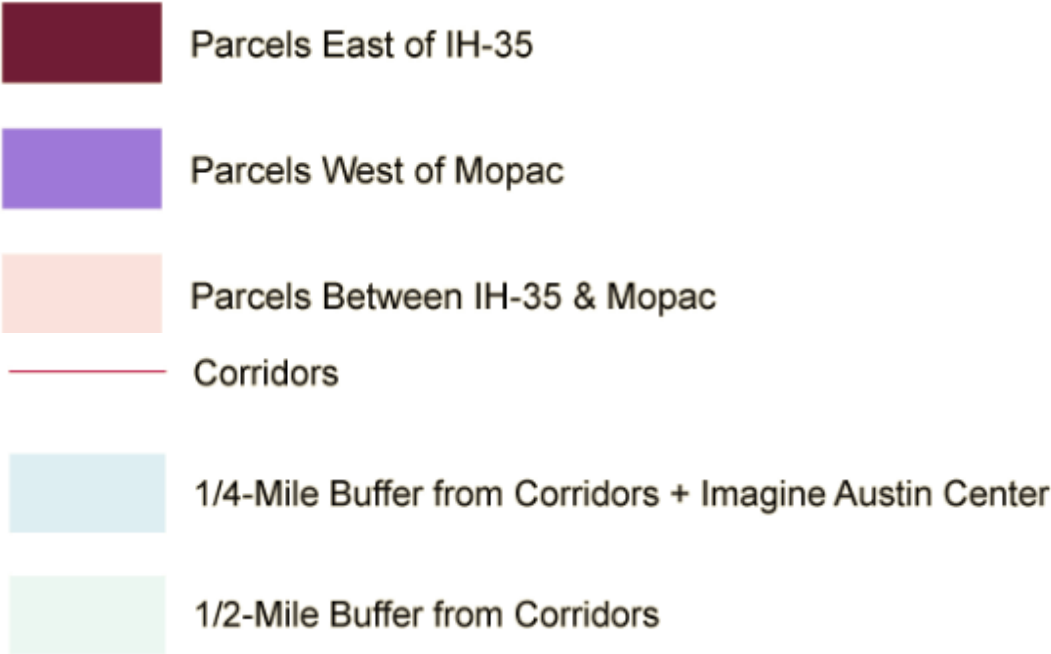
- (1) This section modifies site development regulations to reduce potential impacts of parkland dedication on the capacity of development to provide residential housing units.
- (2) This section applies to development for which parkland dedication is required under this article, except for dedications made within a Planned Unit Development zone.

(B) **Density and Floor-to-Area Ratio (FAR) Calculations.** If parkland is dedicated to the City as a condition to approval of a site plan, the following requirements of Article 23-3C (Zones) shall be calculated based on gross site area and shall include the portion of the site dedicated as parkland:

- (1) The maximum floor-to-area ratio; and
- (2) The maximum number of units per acre.

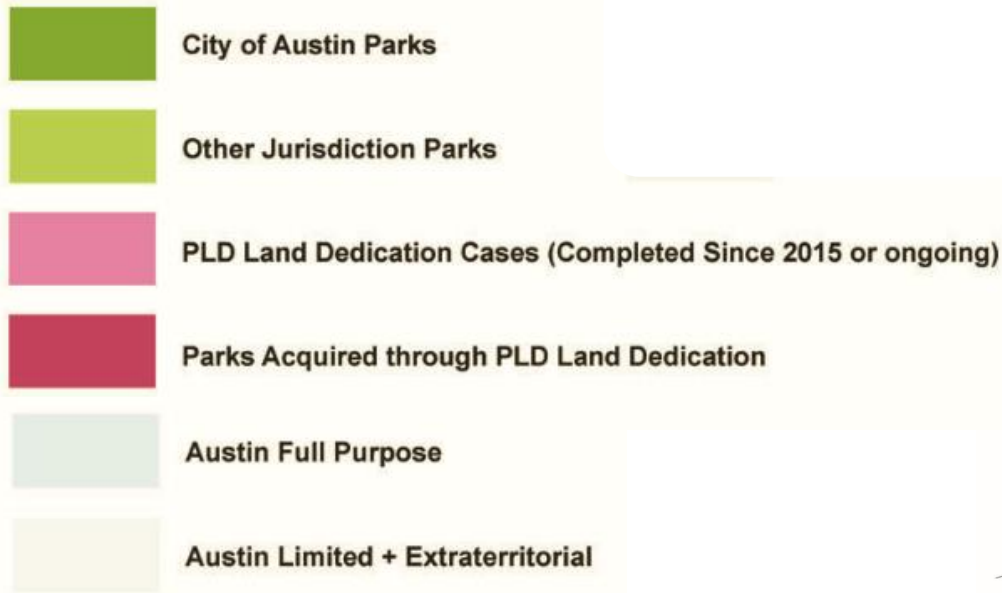
Equity and Planning Challenges

PARCELS ALONG CORRIDORS STUDY Distribution of Imagine Austin Corridors + Transit Priority Network ("Corridors")



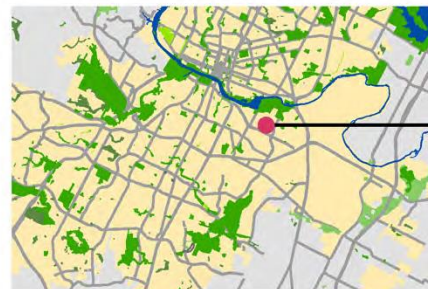
PLD Dedication

PARKLAND DEDICATION Ongoing/Complete Land Dedication



Examples of Why Parkland Dedication
#FlexibilityWorks

-  Park Deficient Area
-  New Park Service Walkshed
-  New Park
-  Development Boundary
-  Creek Corridors



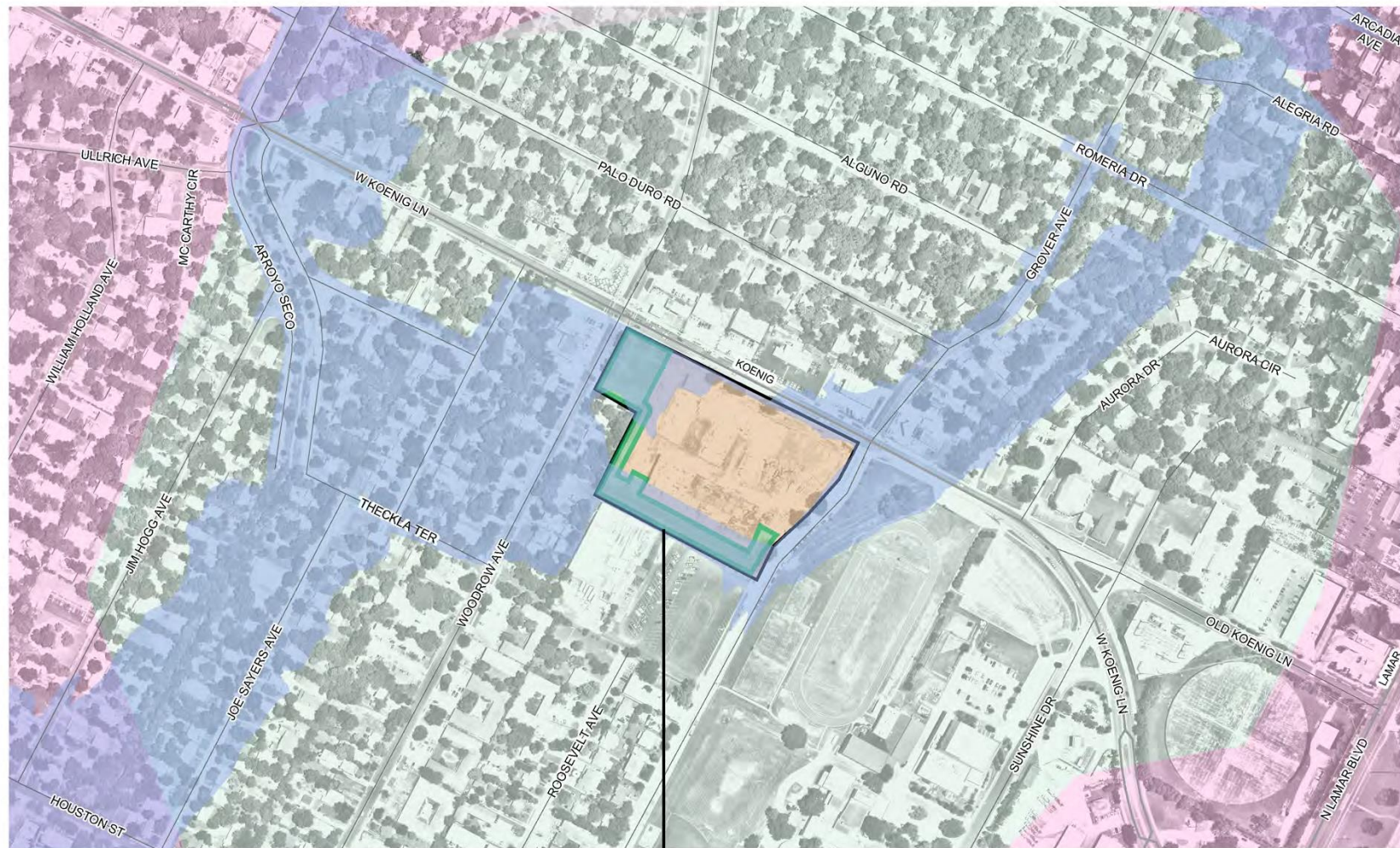
The new development will provide a 2.5 acre park directly adjacent to a library, linking multiple civic uses. The dedicated lot was constrained by a creek corridor, and as such undevelopable. The development attained an open space development bonus while protecting an environmental asset.



23 October 2019 rowlinsont

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- Park Deficient Area
- New Park Service Walkshed
- New Park
- Development Boundary
- Floodplain

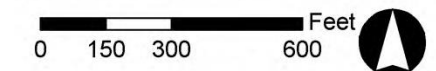


The new development will provide a 1/2-acre park, along with trails around the site. The result will improve park access for a highly park deficient neighborhood, without any loss of units. The designs incorporate some large-canopy existing trees, as well as floodplain that was otherwise undevelopable.



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- Park Deficient Area
- New Park Service Walkshed
- New Park
- Development Boundary



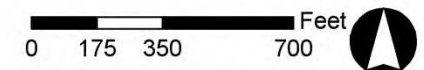
PARKLAND DEDICATION CASES Georgian Acres (Multiple Cases)

Parkland dedication required that developments in the neighborhood surrounding Georgian Acres Park provide additional connectivity, improving the walking distances for nearby multifamily apartments to the south and single family residences to the north. Georgian Acres Park was purchased through parkland dedication fees.



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Density, Parkland and Walkability
Are They Compatible?
How Do We Compare?

2019 Largest US Cities + Density, Parkland & Walkability

2019 TPL Rank	2019 Rank of Largest Cities	City	Density (people per acre, adjusted area)	Parkland as percent of city area	Percent of Residents within Half-Mile Walk of Park	Playgrounds Score
9	1	New York, NY	46.18	21.7%	99%	13
55	2	Los Angeles, CA	13.57	12.5%	61%	4
10	3	Chicago, IL	20.24	9.5%	98%	27
85	4	Houston, TX	6.37	8.9%	58%	10
56	5	Phoenix, AZ	4.93	15.2%	49%	9
19	6	Philadelphia, PA	19.20	13.3%	95%	9
72	7	San Antonio, TX	4.99	10.4%	42%	10
16	8	San Diego, CA	6.83	19.1%	79%	14
52	9	Dallas, TX	6.29	9.4%	69%	10
33	10	San Jose, CA	9.30	14.1%	78%	22
43	11	Austin, TX	5.19	9.4%	59%	8

Data Source: Trust for Public Lands, 2019 City Park Facts Data Tables

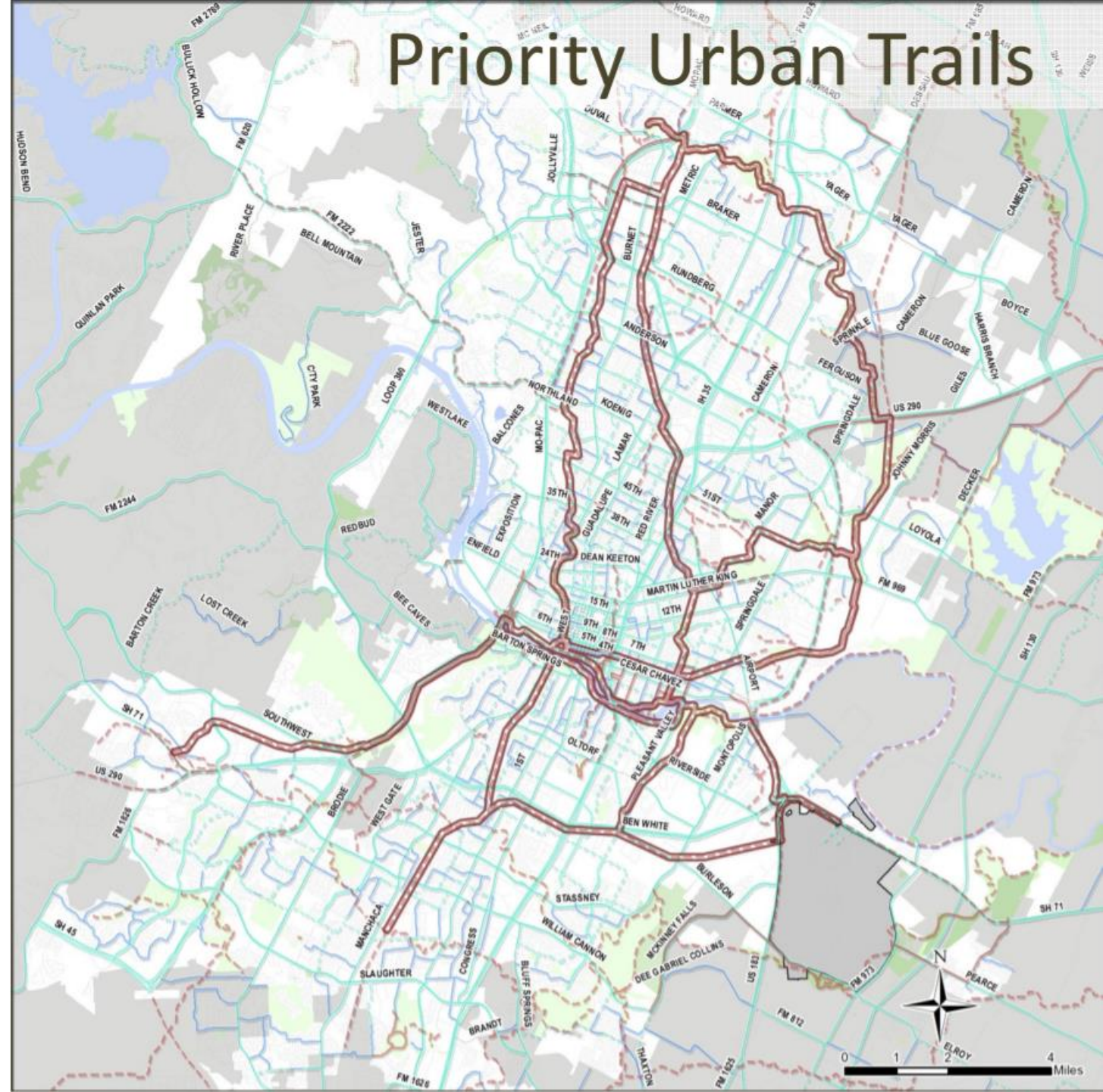
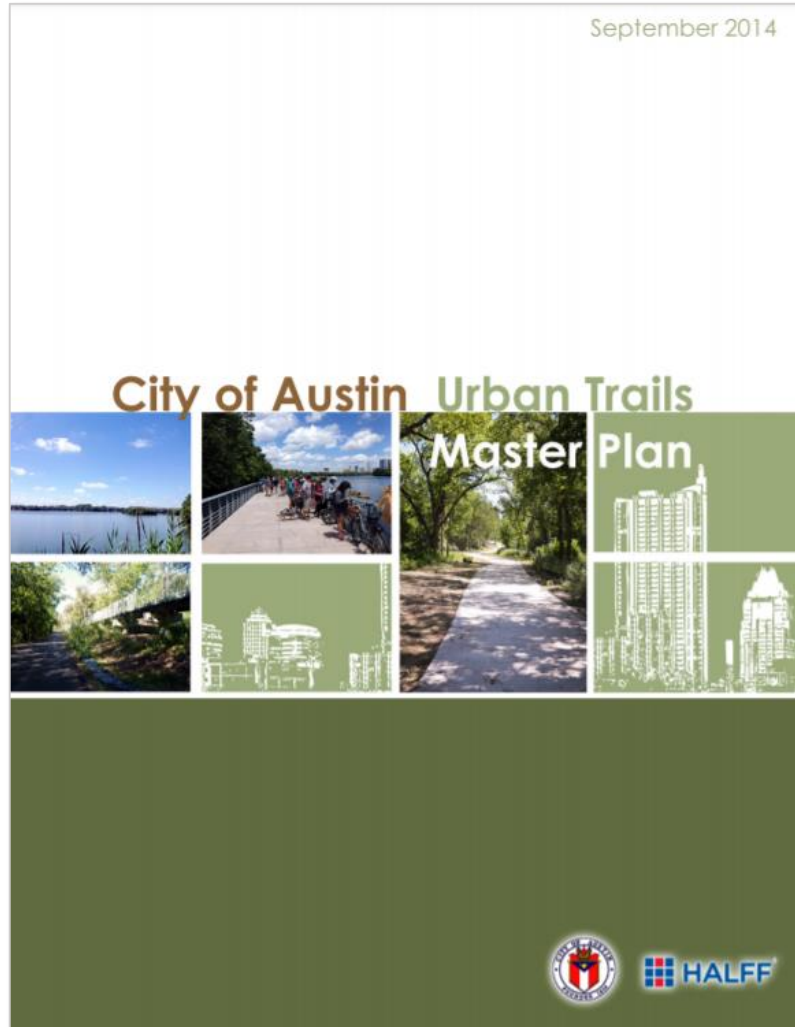
2019 Trust for Public Lands Ranking + Density, Parkland Percent, & Walkability

2019 TPL Rank	2019 Rank of Largest Cities	City	Density (people per acre, adjusted area)	Parkland as percent of city area	Percent of Residents within Half-Mile Walk of Park	Playgrounds Score
1	20	Washington, DC	17.68	21.1%	98%	10
2	64	St. Paul, MN	9.45	15.3%	98%	31
3	45	Minneapolis, MN	12.37	14.9%	96%	31
4	98	Arlington, VA	14.33	11.1%	98%	35
5	25	Portland, OR	7.99	18.0%	89%	13
6	77	Irvine, CA	6.40	27.4%	80%	31
7	14	San Francisco, CA	29.30	19.6%	100%	17
8	63	Cincinnati, OH	6.34	14.1%	77%	40
9	1	New York, NY	46.18	21.7%	99%	13
10	3	Chicago, IL	20.24	9.5%	98%	27
11	18	Seattle, WA	13.46	12.5%	96%	13
12	84	Madison, WI	5.44	14.0%	94%	40
13	22	Boston, MA	23.13	17.4%	100%	30
14	60	St. Louis, MO	8.07	9.5%	95%	19
15	67	Plano, TX	6.44	9.5%	75%	36
16	8	San Diego, CA	6.83	19.1%	79%	14
17	83	St. Petersburg, FL	6.61	15.6%	75%	26
18	37	Long Beach, CA	15.48	10.1%	83%	7
19	6	Philadelphia, PA	19.20	13.3%	95%	9
20	48	New Orleans, LA	3.65	25.9%	80%	17
43	11	Austin, TX	5.19	9.4%	59%	8

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How Does Parkland Align w/ Other Goals?

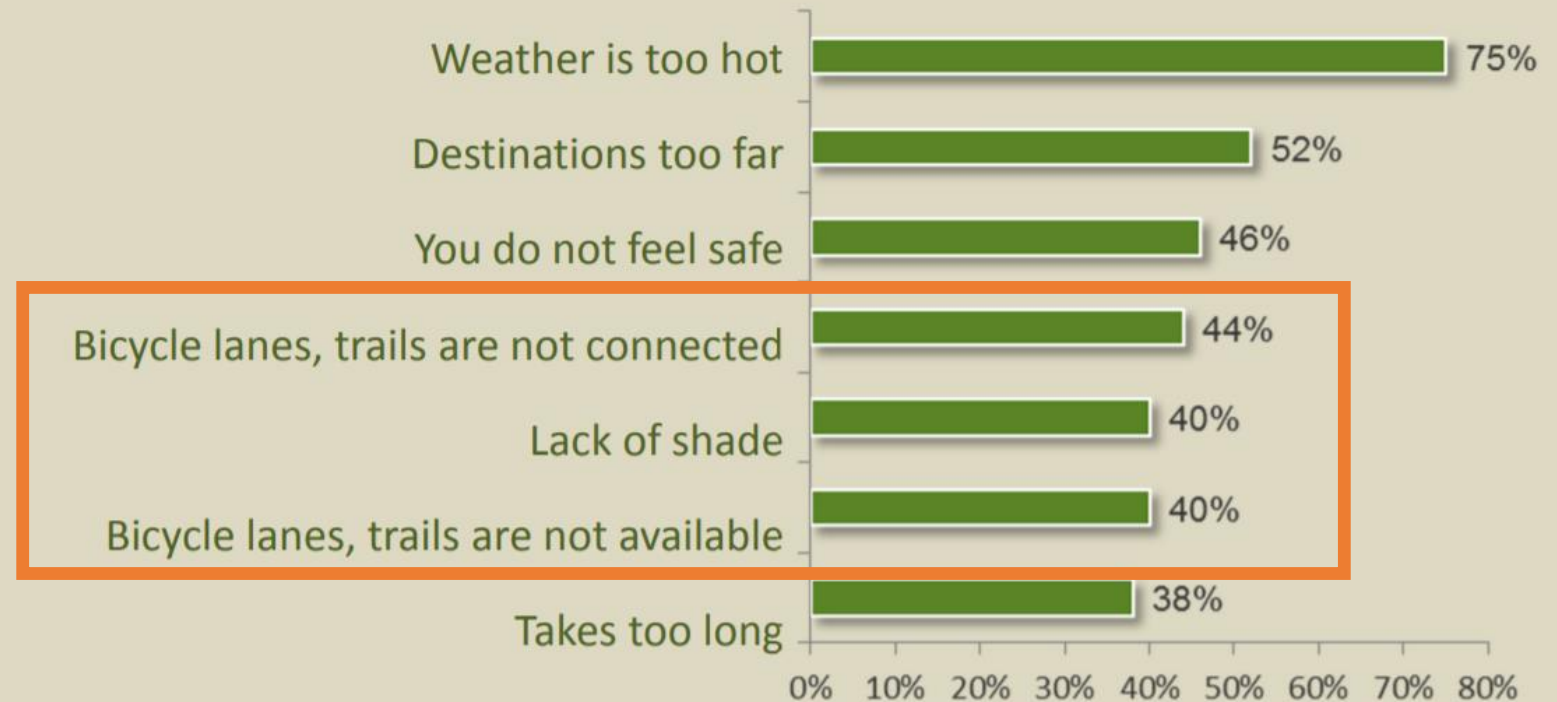
Urban Trails Master Plan



Urban Trails Master Plan

Public Input on Urban Trails

Top 7 barriers preventing people from riding a bike



Urban Trails Master Plan

Urban Trail Corridors – Prioritization Criteria	
Criteria	Level of Importance (Weighting)
▪ Environmental considerations	3x
▪ Citizen support	2x
▪ Constructability	2x
▪ Corridor availability	2x
▪ Connectivity to Active Transportation Network	2x
▪ Connectivity to transit	2x
▪ Connectivity to local destinations/neighborhoods	2x
▪ Scenic qualities	1x
▪ Area population density	1x
▪ Helps overcome gap or barrier	1x
▪ First in its area of the City	1x

Age-Friendly Austin Plan



Building an Age-friendly Austin

Prepared by AustinUP, in partnership with the
City of Austin Commission on Seniors
and AARP Texas
November, 2017



Eight Domains of Livability

Domain 1: Outdoor Spaces and Buildings

Goal 1.1 – Increase access to and utilization of parks, open spaces and public buildings

Domain 2: Transportation

Goal 2.1 – Ensure all modes of transportation are safe affordable and accessible

Goal 2.3 – Create an ongoing dialogue and innovative transportation options and expand models for the future

Domain 3: Housing

Goal 3.1 – Expand and promote the development of diverse housing options that are affordable for seniors of different income levels

Goal 3.2 – Support and expand affordable housing options for seniors

Domain 4: Social Participation

Goal 4.1 – Strengthen and develop recreation, leisure and education activities involving and targeting older adults

Domain 5: Respect and Social Inclusion

Domain 6: Civic Participation and Employment

Domain 7: Communication and Information

Domain 8: Community Support and Health Services

Age-Friendly Austin Plan

In May 2018, the Austin City Council received a certificate of approval from the World Health Organization of the Austin Age-Friendly Action Plan, the first city in Texas.

Community leaders were recognized for this achievement and presented City Council with a certificate from AARP and the World Health Organization.



(From left to right) Commission on Seniors Chair Janee Briesemeister, AARP Texas Associate State Director Jessica Lemann, Austin Council Member Ann Kitchen, Austin Mayor Steve Adler

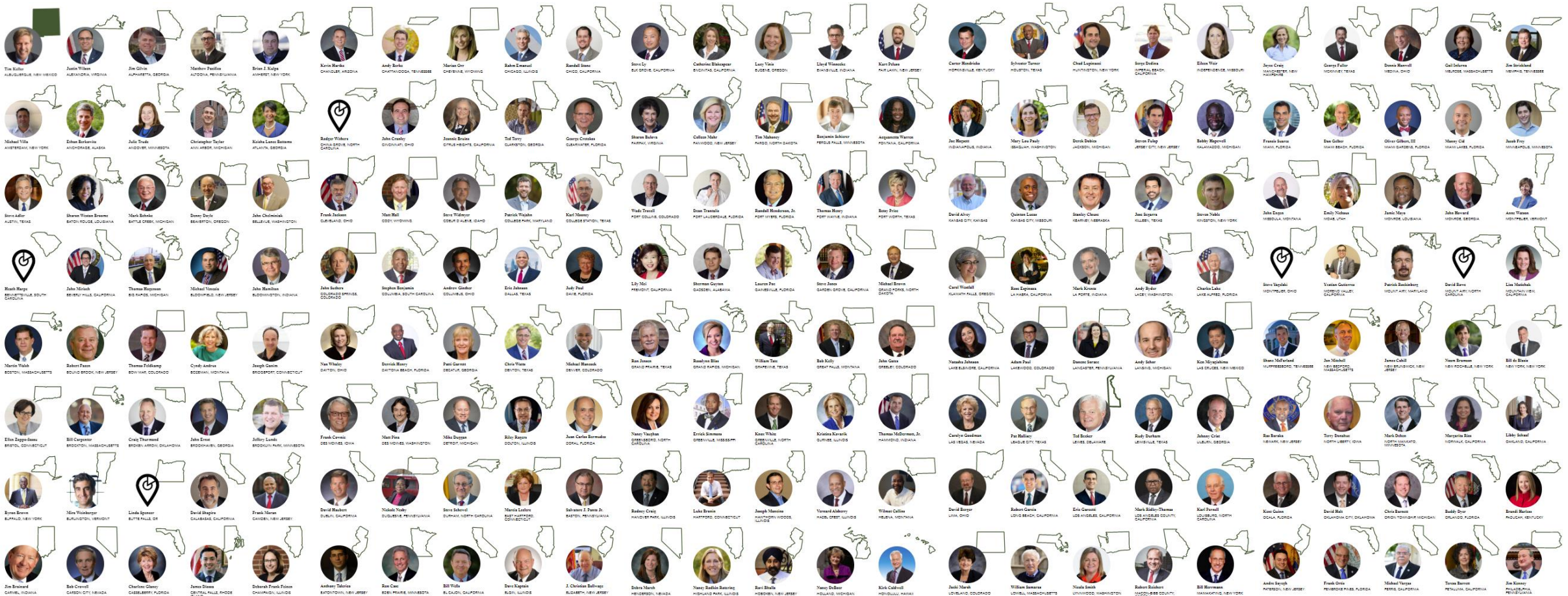
Photo credit: AustinUp



10 MINUTE WALK

Make the 100% Promise to ensure that everyone in your city has safe, easy access to a quality park within a 10-minute walk of home by 2050.

We're building a nationwide movement to improve access to parks & green spaces, while transforming communities, and getting people to places where they live some of their best moments.



Want More Improvements?

Parkland Dedication Application

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Add this ↴

(d) A commercial development

Parkland Dedication Application

(2) Densities.

(a) In calculating the amount of parkland to be dedicated under this section, the number of residents in each dwelling unit is based on the following densities:

Table 23-4B-2010(A): Calculation of Parkland	
Density Classification	Residents in Each Dwelling Unit
Low Density: Not more than 8 units per acre	2.8
Medium Density: More than 8 and not more than 15 units per acre	2.2
High Density: More than 15 units per acre	1.7
Hotel-Motel Density: Total number of rooms	$1.7 \times \text{Annual Occupancy Rate}$

Commercial Density: One hundred (100) square feet of land for each commercial employee, up to a maximum of ten (10) percent of the area being developed.

End