

Commercial Parkland Dedication WG Recommendations

Amendment #	Commissioner	Section	Pg #	Proposed Amendment	Proposed Text Change (Underline added text/Strikethrough deleted text)	Text Change Included in Amendment (YES/NO)	References and Notes (if needed)	WG Vote Tally	PARD Staff Response
1	Cox	§25-1-601 (C)	1	Add parkland dedication / fee exemption for small businesses - need to define size of "small business" - 5,000 SF suggested via stakeholder feedback	(6) new, addition, and/or remodeled commercial developments that are smaller than 5,000 s.f. in area	YES		4-0-0	
2	Cox	§25-1-601 (C)	1	Add parkland dedication / fee exemption for certain arts and culture uses - need to define uses - music venues and museums suggested via stakeholder feedback	(5) art galleries, art workshops, theaters, and live music venues (pending Resolution No. 20220728-094) as defined in Section 25-2-4	YES		4-0-0	
3	Cox	§25-1-602	4	Add parkland dedication / fee credit for private maintenance of public parkland dedicated - a minimum of 10% credit and up to a maximum of 25% credit at the discretion of the Director based on the estimated value of the approved Parkland Development and Maintenance Agreement	(M) if the applicant agrees to a private Parkland Improvement and Operations Agreement approved by PARD, the amount of parkland owed may be reduced by a minimum of 10% and up to a maximum of 25% at the discretion of the Director based on the estimated value of the approved Agreement	YES		4-0-0	
4	Cox	§25-1-607	10	Parkland dedication and fee-in-lieu assessment is set at the time of site plan submission and the assessment does not change throughout the development process, unless the project substantially changes in nature		TBD		4-0-0	
5	Shaw	§25-1-601	1	PARD staff shall reassess ordinance efficacy on an annual basis, and present findings to PARB and PC, including an annual evaluation and update of the estimated telecommuting rates in the Austin metro area.	(E) PARD shall assess on an annual basis, the efficacy of this article and perform an evaluation and update of the Commercial Occupancy Rate and Commuter Population Percentage, and present the findings to the Parks Board and Planning Commission before August each year.	YES	Given impacts of covid on workforce actually working from office, time should be allowed to collect data after covid is no longer a factor.	4-0-0	
6	Shaw	§25-1-603 (C)	6	Consider allowing partial credit for parkland within the 25-year floodplain if it can be activated safety as determined by the Director.	"The land within the 25 year floodplain may not be credited toward fulfilling the requirements of this article unless this land can be activated safety as determined by the Director. If the Director determines this in the affirmative, fifty percent of the acreage within the 25-year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this article."	YES		4-0-0	
7	Shaw			Explore opportunities to integrate parkland with bus and rail transit stops along transit corridors		TBD		4-0-0	
8	Azhar	§25-1-608	11	All fees should be collected at the time of building permit approval and before the permit is issued. the process for land dedication, if required, is unchanged		TBD		3-1-0	
9	Azhar	§25-1-602 (E)	3	In the case of mixed-use developments, collect the higher fee of the two assessed for residential and commercial uses	"If a subdivision or site plan proposes both residential and commercial uses, parkland dedication will be calculated for both uses, and the use with the greatest parkland dedication shall be used for the purposes of fulfilling the requirements of this section. The amount of parkland required will be calculated based on the number of residential units and amount of commercial square footage being proposed in the development."	YES		4-0-0	
10	Azhar	§25-1-605 (E) (2) (a)	8	Use a 10-year average to calculate the cost of acquiring parkland in the formula	"based on the average purchase price to the City over the last 10 years for acquiring an acre of parkland"	YES		4-0-0	

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11	Azhar	§25-1-602 (O)	5	Institute a lower fee for construction within the urban core, parallel to parkland dedication requirements within section 25-1-602 (O)		TBD		4-0-0	
12	Azhar	§25-1-604	6	The cost or the square footage of public exterior activity amenities provided in commercial projects shall be subtracted from the overall parkland dedication or fee requirement.		TBD	This may include the following amenities: streetscape design standards for UNO which include street tree requirements, pedestrian scale street lighting and street furnishings; fulfillment of Great Streets streetscape standards; community benefits from the Downtown Density Bonus program such as the cultural uses community benefit, live music community benefit, publicly accessible on-site plaza community benefit, off-site open space development bonus fee community benefit, green roof community benefit; and other community benefits that include a publicly accessible amenity that will connect to and be accessible from public right-of-way or other publicly-accessible space.	4-0-0	
13	Awais (EDD)	§25-1-601 (C)	1	Exempt Commercial developments in projects with a Master Development Agreement or a Master Development Agreement in negotiations as of August 1, 2022 for the development of City-Owned property	<u>(7) New, Addition, and/or Remodeled Commercial developments in projects with a Master Development Agreement or a Master Development Agreement in negotiations as of August 1, 2022 for the development of City-Owned property.</u>	YES	This would include: Mueller Redevelopment; Seaholm District; Colony Park Sustainable Community; 6909 Ryan Drive; 906 Saint Johns Avenue & 7309 North IH 35; 1215 Red River Street & 606 East Twelfth Street (HealthSouth).	4-0-0	
14	Azhar (Cohen)	§25-1-602 (K) (2)	4	Consider adjusting or developing a unique parkland dedication formula for hotels in order to assess their unique usage		TBD		4-0-0	
15	Azhar	§25-1-601 (C)	1	Exempt all income-restricted affordable units from the residential parkland dedication fee		TBD		4-0-0	