

Parkland Dedication

Community Conversations Kickoff

January 23, 2023

Good Afternoon

Introductions

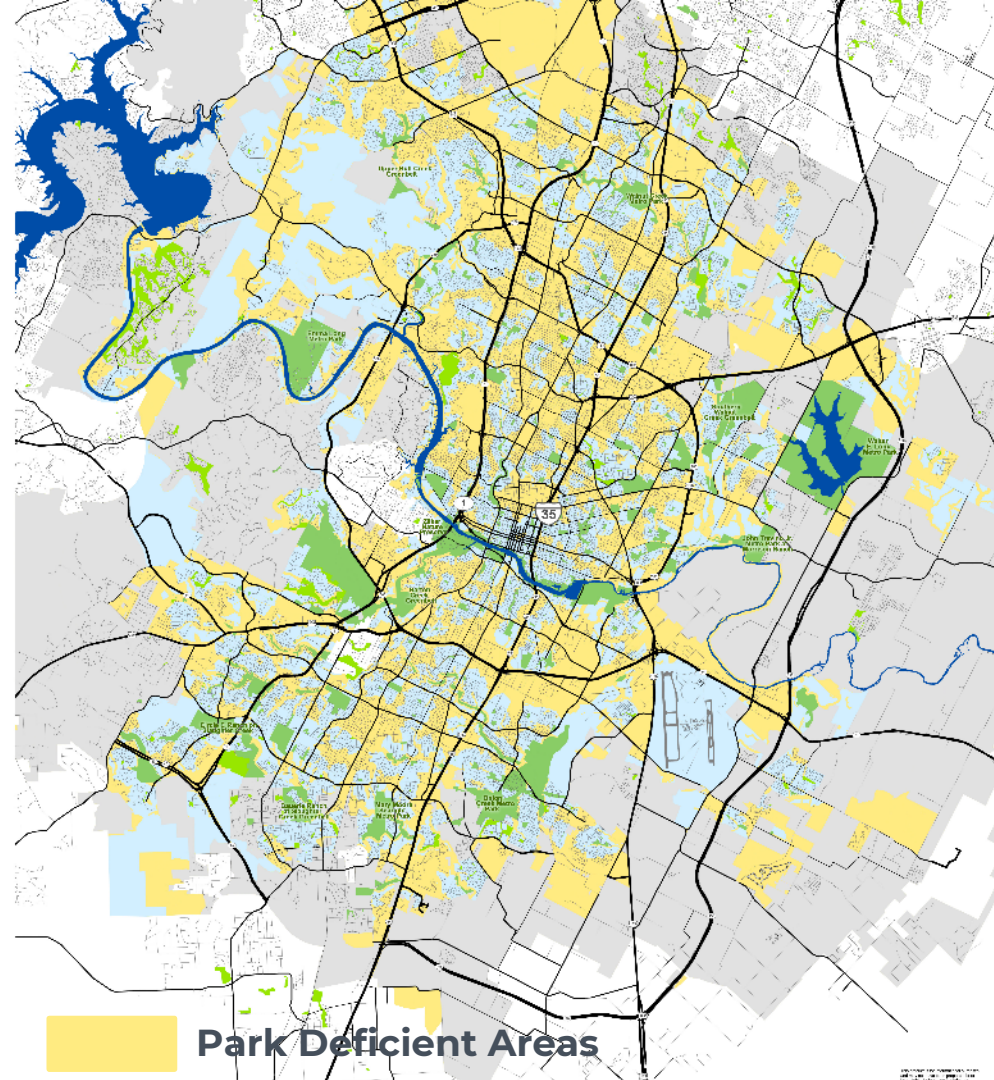


Parkland Dedication (PLD)

Goals
Ordinances
Methodology

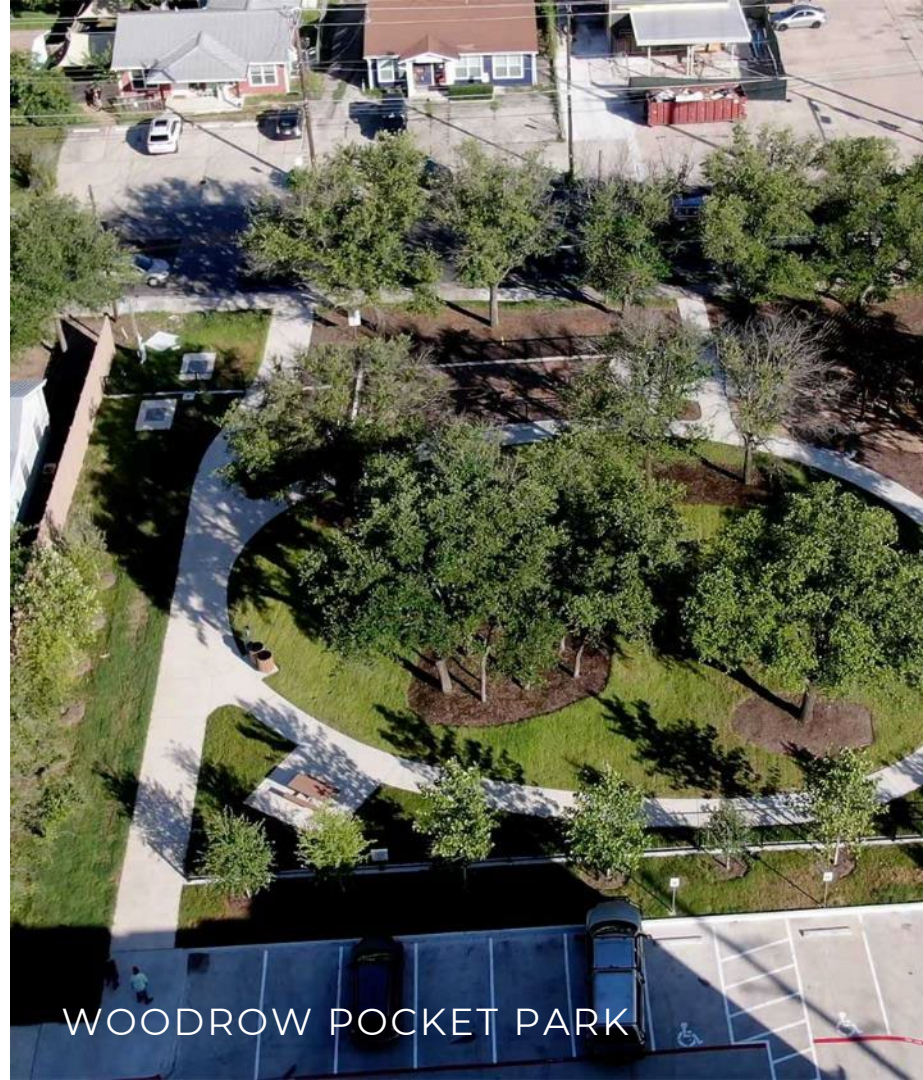
PLD Goals

- Provide parkland within a 5 to 10-minute walk for all Austinites
- Distribute high-quality parkland equitably across the city
- Integrate open space into a compact and connected city



PLD Goals

- Promote the health and well-being of the Austin community and workforce
- Keep park development in pace with rapid development and workforce growth
- Create opportunities for greenbelt and trail connections to serve new developments



WOODROW POCKET PARK

PLD Accomplishments

Since
1985

1,800 acres of
deeded parkland

84 acres of park
easements

Covering **121
distinct parks**

Since
2018

An additional **4.3% (40,000) of Austinites are
within walking distance** of a park, totaling 68%



In
2022

19.51 acres of
deeded parkland

10.61 acres of
park easements

Covering **14 new parks**
or park extensions

Residential PLD

1985 First COA Parkland Dedication Ordinance

2007 Updated fee and expanded requirements to all new residential development (previously only subdivisions)

2016 Updated the formula and fee for determining dedication requirements

2022 Updated fee, schedule for rate changes, expansion of affordable housing waiver, clarification on dedicated parkland in floodplain



Commercial PLD

2020 PARD Board recommended PLD Ordinances for commercial developments

April 2022 Council directed City Staff to require PLD for commercial developments

May-Aug 2022 Gathered stakeholder input and developed ordinance methodology

Sept 2022 Approved by City Council

Jan 2023 Commercial PLD take effect



2022 Stakeholder Engagement

6

stakeholder meetings

40

stakeholder groups engaged

321

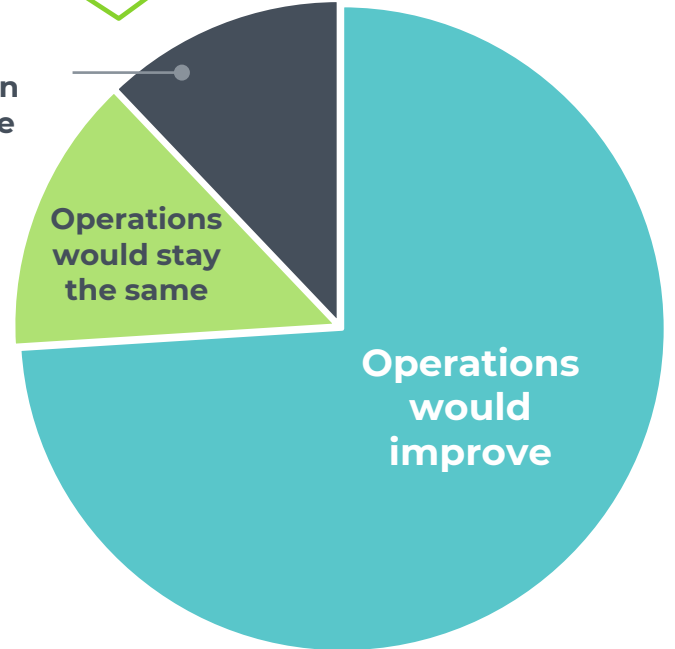
survey respondents

How do you think a commercial parkland dedication ordinance might impact a business' operations for employees, visitors, or patrons?

Operations would worsen or deteriorate

Operations would stay the same

Operations would improve



What We Heard

Common Themes:

Support for additional parkland throughout the City




Questions on tele-commuting

Impacts of regulatory concerns

Cost & affordability concerns

Methodology: Funding Park Systems

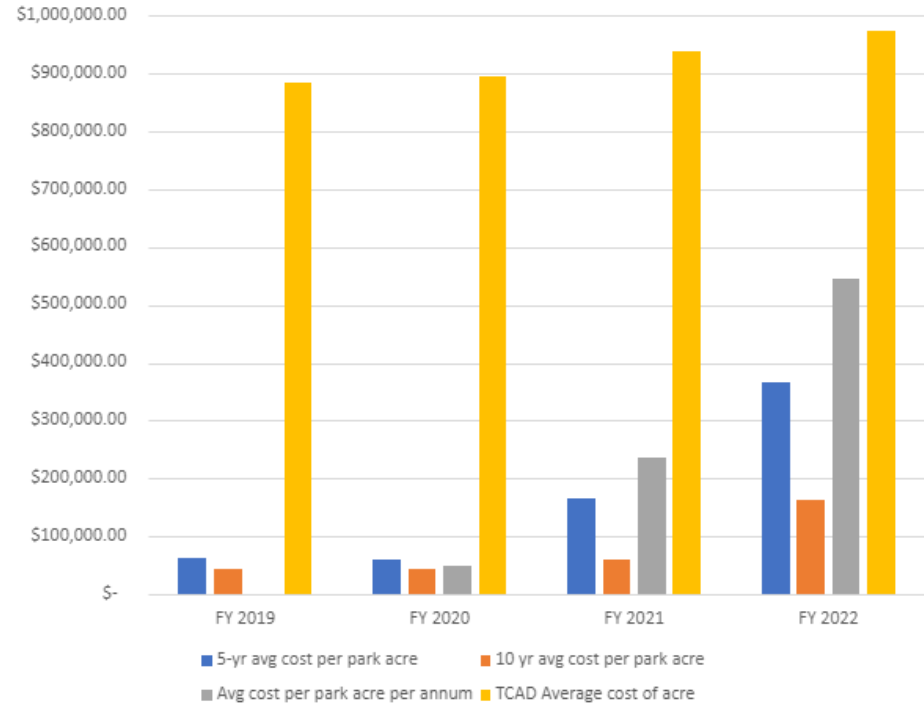
3 Options to Fund Parks with Population Growth

- Increase property taxes  Impacts existing residents to subsidize new residents
- Lower standards for parks and quality of life  Negatively impacts existing residents and new residents
- New development pays for the impact on neighborhood parks through PLD fees  New development pays for itself (similar to transportation and utility development fees)

Methodology: Fees

- PLD Fee is based on a 5-year average land value
\$166,644 an acre
- TCAD 2022 data
\$973,463 an acre
- If PLD revenue remains at the current rate, the park level of service is anticipated to decline due to population growth
↓ 12% by 2030

Land Value Calculation Methods



Methodology: Incorporating Stakeholder Feedback

- Changed source of data to capture work from home data and adjusted the formula
- Expanded exemption for affordable housing to include all affordable (rather than only certified)
- Applied discounts based on hours of operations
- Adjusted to same LOS as compared to residential
- Changed the fee schedule to be based on the fiscal year of the application (not the year of review)

2023 Community Engagement

Purpose & Goals
Process & Timeline

Purpose of Engagement

- Gather input on current parkland dedication policies
- Explore opportunities to fine-tune the policies

PART 5. The City Manager is directed to conduct a multi-department stakeholder process to explore potential changes to the parkland dedication ordinance, including but not limited to, exploring and making recommendations on new methodologies for calculating parkland dedication fees for both residential and commercial properties, alternative timing for the City to collect any required fee-in-lieu, potential exemptions for commercial development that produce less than one functional population, revisiting parkland dedication requirements for mixed use developments, and consider any Planning Commission recommendations not already adopted by Council. At minimum, stakeholders from the following communities should be included in any input process: parks advocates, housing affordability advocates, and development representatives.

Goals

- Facilitate a collaborative process to share information and collect input
- Provide meaningful and convenient opportunities for engagement and dialogue
- Increase community awareness about Parkland Dedication
- Identify potential refinements or changes for Council consideration

Process & Timeline



Community Conversation

Questions &
Comments

Next Steps

What Do You Think

Is there anything else we should look at as part of this effort?

What are your thoughts on the current ordinance?

Is there anyone else that needs to be added to this conversation?

Do you have any questions?

Next Steps

- Schedule an interview
- Join our meeting on Feb. 16

Schedule an Interview

We want to hear your questions, ideas, and suggestions and have an open conversation about parkland dedication



Contact our consultant:
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<https://bit.ly/ParklandConversation>