

Austin Parks and Recreation Department  
Presentation on:

# Parkland Dedication Fee Schedule City Budget Work Session

August 9, 2022

# How are Parkland Dedication Fees Determined

Intent: to maintain the current quality of life and park level of service by:

- Requiring sufficient land to be dedicated as parkland, and/or
- Collecting PLD fees to cover costs for acquiring and developing land

Fee Formula depends on 3 parameters

Density

Parkland Cost Factor

Parkland Level of Service

## LEVEL OF SERVICE

**9.4 acres per 1,000 people**

- Established by City Ordinance 20160128-086, amendment to City Code 25-1 Article 14.
- Fees and associated formula are dictated by the Ordinance, City Code, and Parkland Dedication Operating Procedures.

# Parkland Dedication Fee Formula

**PLD Fee:**  
Fee-in-lieu of land per dwelling unit

**Density:** how many persons, on average, per dwelling unit  
Low density: 1.7, Medium density: 2.2, High density: 2.8

**Parkland cost factor:** 5-year average of the cost per acre of PARD's land acquisitions  
(e.g. \$166,644 per acre)

**Parkland level of service:** the number of people per acre of parkland (minus acres of metro and district parks)  
(e.g. 97.28 people per 1 acre)

$$\text{PLD Fee} \left( \frac{\$}{\text{unit}} \right) = \text{Density} \left( \frac{\text{persons}}{\text{unit}} \right) \times \frac{\text{Parkland cost factor} \left( \frac{\$}{\text{acre}} \right)}{\text{Parkland level of service} \left( \frac{\text{persons}}{\text{acre}} \right)}$$

## EXAMPLE

$$\text{PLD Fee} \left( \frac{\$}{\text{unit}} \right) = 2.2 \left( \frac{\text{persons}}{\text{unit}} \right) \times \frac{\$166,644 \left( \frac{\$}{\text{acre}} \right)}{97.28 \left( \frac{\text{persons}}{\text{acre}} \right)} = \$3,769 \left( \frac{\$}{\text{unit}} \right)$$

# Fee Schedules

## Proposed Residential Fees per Dwelling Unit (based on adopted parkland dedication requirements)

	Low Density	Medium Density	High Density	Hotel
Fee-in-Lieu (FY 2022)	\$10,587.70 per unit (\$4,796.51 per unit)	\$8,318.9 per unit (\$3,769.69 per unit)	\$6,428.24 per unit (\$2,912.17 per unit)	\$4,011.22 per room (\$1,252.23 per room)
Development Fee (FY 2022)	\$985.18 per unit (\$867.16 per unit )	\$774.07 per unit (\$681.34 per unit)	\$598.15 per unit (\$526.49 per unit)	\$373.24 per room (\$226.39 per room)
Total: (FY 2022)	\$11,572.88 per unit (\$5,663.67 per unit)	\$9,092.97 per unit (\$4,450.03 per unit)	\$7,026.39 per unit (\$3,438.66 per unit)	\$4,384.47 per room (\$1,478.62 per room)

## Proposed Commercial Fees per Square Foot (based on proposed, new parkland dedication requirements)

	Office	Retail	Industrial	Hotel
Fee-in-Lieu	\$0.9880/SF	\$0.8768/SF	\$0.3604/SF	\$0.6390/SF
Development Fee	\$0.0919/SF	\$0.0816/SF	\$0.0335/SF	\$0.0595/SF
Total:	\$1.0800/SF	\$0.9584/SF	\$0.3939/SF	\$0.6984/SF

# Council Actions Required to Change Fees

**PARD proposes the fee schedule to City Council in accordance with the existing methodology, as required by City Code.**

**Should City Council wish to change the fees:**

## OPTION 1

**City Council may modify the fee schedule at their discretion.** City Council reviews, amends, and approves the Budget and associated fee rate.

## OPTION 2

Amend the Parkland Dedication Operating Procedures.

**Requires rule change.**

## OPTION 3

Amend the parkland dedication ordinance.

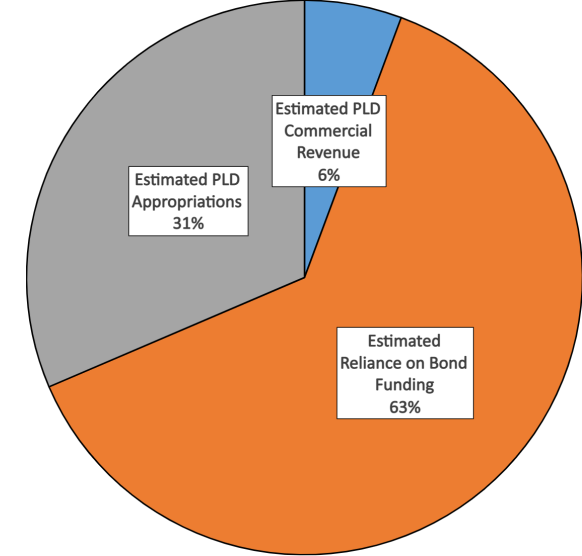
**Requires code amendment.**

# Impact of Reducing Proposed Parkland Dedication Fees

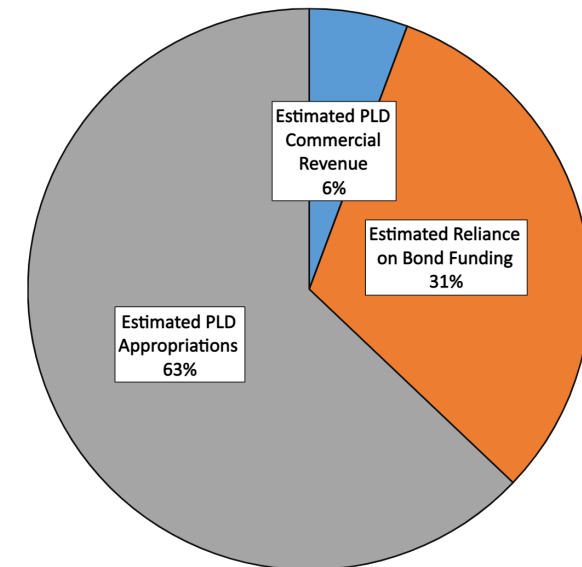
## Modifying fees will affect park service goals

- Travis County Appraisal District 2022 reports the average appraised value per acre of land is \$973,463
- Park acreage per resident may decline by 13-14%, from today's level by 2030
- The City would be missing 1,000+ acres of parkland to meet its service level by 2030
- Fee reduction would affect PARD's ability to improve park access. Currently, 32% of residents are outside of walking distance to a park (park deficient)
- 55-60% of population growth by 2040 is forecasted to occur in park deficient areas, with high growth areas having a higher instance of park deficiency than low growth areas

FY 2022 with Proposed Commercial Requirements



Proposed FY 2023





# Impact of Modifying Fee Formula

- Travis County Appraisal District 2022 reports the average appraised value per acre of land is **\$973,463**.
- Calculating the parkland cost factor on a 10 year average will significantly lag the fees behind the current cost of acquiring parkland.

