

RESOLUTION NO. 20141211-219

WHEREAS, core principles of the *Imagine Austin Comprehensive Plan* envision Austin as a healthy community, with nature integrated into the city and growth being compact and connected; and

WHEREAS, the City Council in Resolution No. 20091119-068 established the goal that publicly accessible and child-friendly parks or green space be provided within ¼-mile walking distance of all urban core residents and within ½-mile walking distance of all residents outside the urban core; and

WHEREAS, the parkland dedication requirement for new development is intended to offset the increased demand that growth places on the City of Austin's park system; and

WHEREAS, the City of Austin's Parkland Dedication ("PLD") requirements, adopted by Ordinance No. 20070621-027, requires new residential development to dedicate land at 5 acres per 1,000 people, or pay a \$650 fee-in-lieu of dedication for each dwelling unit; and

WHEREAS, the fee in-lieu amount is based on a report by the City Manager that analyzed the cost of parkland acquisition and development and determined the proportionate share of those costs attributable to new residential development; and

WHEREAS, the fee has not changed since 2007, resulting in the City's PLD fee ranking among the lowest in the state and the country; and

WHEREAS, in response to Council Resolution No. 20140807-093 staff issued the Parkland Dedication Fee Methodology Report ("Report") on November 19, 2014, which concluded that the existing PLD fee does not cover costs for

acquiring and developing parkland and that the current formula for determining the amount of land required to be dedicated is insufficient to maintain the current quality of life; and

WHEREAS, Professor John L. Crompton, a Texas expert on Parkland Dedication ordinances, advised the Parks and Recreation Department that a fair PLD fee should maintain existing residents' level of park service and be based on a per person assessment method; and

WHEREAS, adjustments recommended in the Report include the following:

- Increasing the dedication requirement from 5 acres per 1,000 residents to 9.4 acres per 1,000 residents;
- Replacing the \$650 per dwelling unit PLD fee with the following 3-tiered structure based on density levels established in City Code Section 25-1-602(E):

Tier 1: Low Density with 2.8 people per household: $\$368 \times 2.8 =$
\$1030 per dwelling unit

Tier 2 Medium Density with 2.2 people per household: $\$368 \times 2.2 =$
\$810 per dwelling unit

Tier 3 High Density with 1.7 people per household: $\$368 \times 1.7 =$
\$626 per dwelling unit; and

- Adding a Park Development Fee based on the following 3-tiered structure to cover cost of making public improvements to undeveloped land:

Tier 1: Low Density: Fee-In-Lieu of Land \$1030 + a Park
Development Fee of \$521 = \$1,551

Tier 2: Medium Density: Fee-In-Lieu of Land \$810 + a Park Development Fee of \$410 = \$1,220

Tier 3: High Density: Fee-In-Lieu of Land \$626 + a Park Development Fee of \$317 = \$943; and

WHEREAS, the Report also recommended that the PLD fee structure be incorporated into the annual fee adoption process and that the Parks and Recreation Department (“PARD”) make an annual determination as to the sufficiency of these values, to ensure that the PLD requirements keep pace with the fluctuating costs of land acquisition and park development; and

WHEREAS, PARD has organized a series of round table discussions with the development community that allows staff to gather input on the new methodology for calculating parkland dedication fees; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates amendments to City Code Chapter 25-1, Article 14 (*Parkland Dedication*) and directs the City Manager to develop a proposed ordinance implementing Report’s recommendations regarding PLD fee-in-lieu, Park Development Fee, and the Land Dedication requirement. The City Manager is directed to continue gathering stakeholder input and return with the draft ordinance for Council consideration by April 30, 2015.

BE IT FURTHER RESOLVED:

The City Manager is directed to develop a proposed ordinance that implements the staff recommendation to integrate PLD fees into the Annual Fee Adoption process in anticipation of the 2015-2016 Council budget and to present

the ordinance for Council consideration soon enough to allow for integrating these changes into the FY15/16 budget cycle.

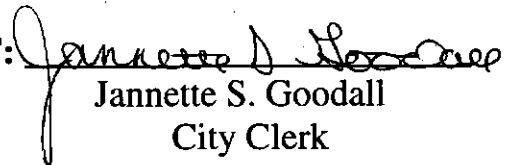
BE IT FURTHER RESOLVED:

The City Manager is directed to report to the Council with the following additional information in preparation for the FY15/16 budget:

- exploration of options for PLD requirements to apply to commercial development including hotels; and
- further study of the timing of payment of PLD fees during development process, to include peer city practice information and impacts of different timing options.

ADOPTED: December 11, 2014

ATTEST:


Jannette S. Goodall
City Clerk