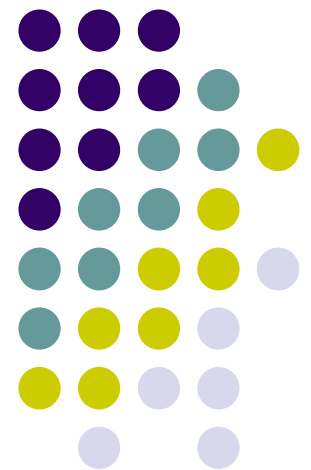
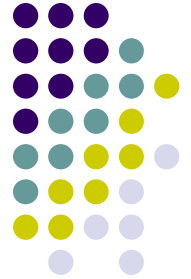


Open Space Proposals

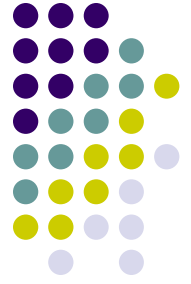
January 25, 2011



Council Resolution 20090514-036



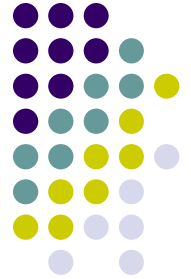
- Make recommendations on modifications to city-wide standards and criteria for what qualifies as open space.
 - Healthy, safe, and family-friendly
 - Social, cultural, ethnic, economic, and age diversity
 - Special needs of children of all ages
 - Clarity and consistency in existing standards



Process

- Research existing regulations
- Research best practices
- Analyze existing deficiencies
- Review current practice
- Prepare staff proposals
- Public review and comment
- City Council action





Definitions

- **Parkland**
 - Publicly owned
 - Accessible for outdoor living
 - Intended for use by general public
- **Open Space**
 - Privately owned
 - Accessible for outdoor living
 - Intended for use by residents, employees, and/or visitors to a development

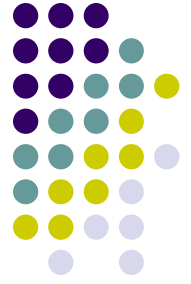


When is Public Parkland Required?

- Residential zoning
- Subdivision or site plan
- Dedication of land or payment of fee

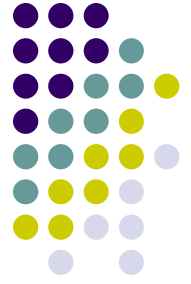


When is Private Open Space Required?



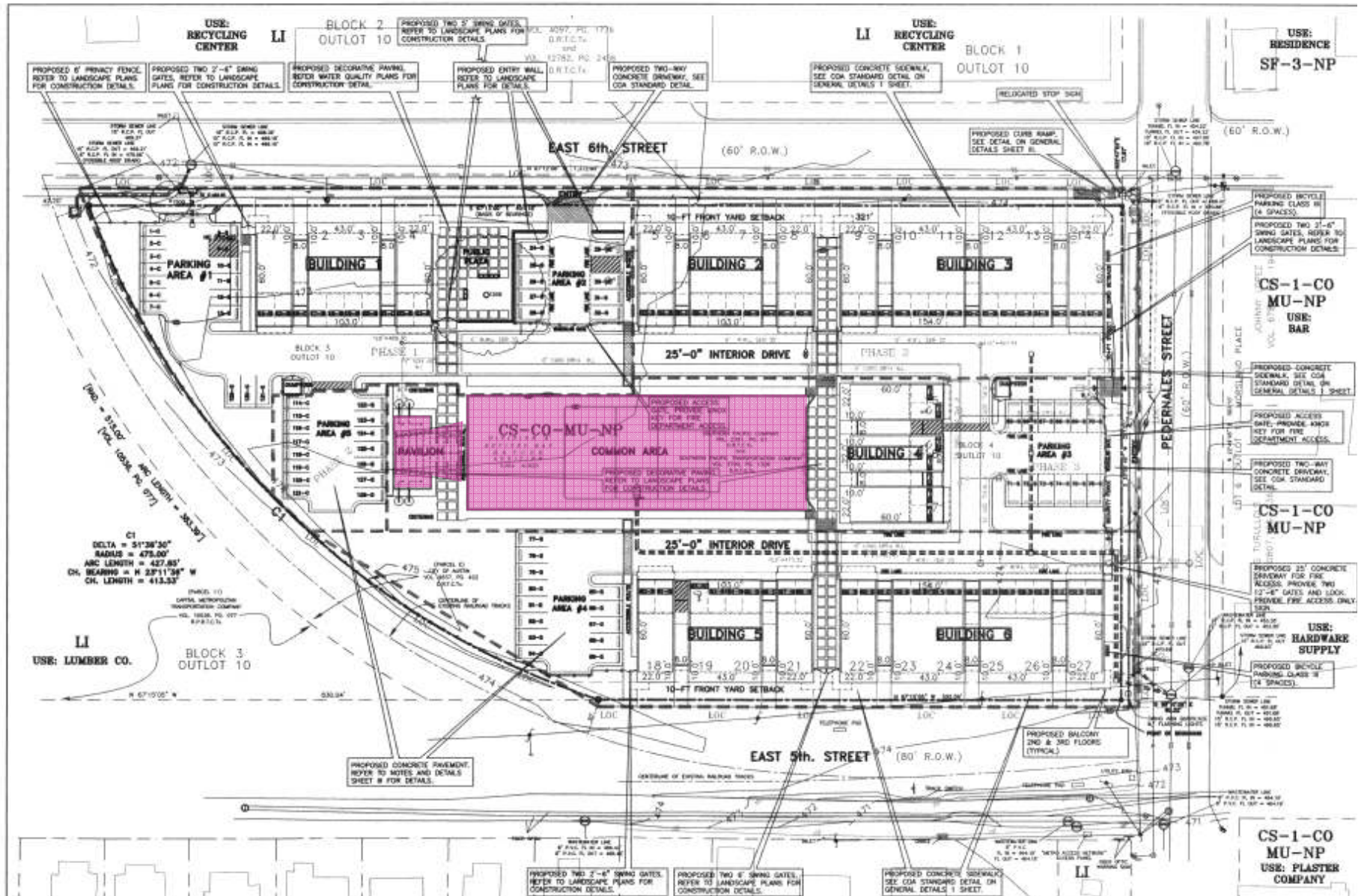
- Multi-family development
- Commercial development
- PUD zoning
- Transit-oriented development





Definitions

- Private common open space
 - Intended for use by residents, employees, and/or visitors to a development
 - May be open to public
- Private personal open space
 - Intended for use solely by individual residents of condo or multi-family unit
 - Not open to public



Pedernales Live+Work











Best Practices

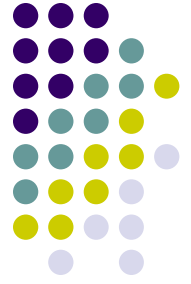
- Applicability
- Amount
- Location
- Size and shape
- Design criteria
- Other considerations





Analysis of Code

- Open Space requirements in several sections of City Code.
- Commercial Design Standards more detailed than multi-family requirements.
- Commercial Design Standards require 2% common open space.
- Multi-family standards vary based on density:
 - 3% common open space
 - 12% total open space



Analysis of Code

- Required common open space relatively small.
- For affordable housing, Code has incentives to reduce open space.
- Transit-oriented development (TOD) requires more open space





Current Practice

Most multi-family projects:

- Provide more open space than required.
- Satisfy all requirements through common open space.
- Provide landscape and shade in common areas.
- Preserve natural features when available.
- Do not typically provide small fragmented areas of open space.



Proposals

- Combine multi-family and commercial standards.
- Increase amount of common open space.
- Allow personal open space to satisfy requirement if less than 10 units.
- Allow parkland to satisfy requirement for affordable housing if within $\frac{1}{4}$ mile.
- Provide standards for child-friendly amenities.
- Encourage trail connections.