

Parkland Dedication 2014



Today's Parkland Dedication Ordinance

Land	Fee
5 acres per 1,000 residents <i>(based on standard size for a neighborhood park in 2006)</i>	\$650 per unit
5 X Density X Units	
Private parks open to the public count 50%	
Affordable units exempt	Affordable units exempt

What is a park?

Gathering place



Neighborhood place to play



Small place to play



Place to be in nature

Parkland Dedication Applicability

- * **Land Development Code** requires land or fees in Sub-division Ordinance. (Code Reference:25-4-212) Ordinance adopted in 1985.

- * **Applicability:**

- * Sub-dividing raw land, or replatting
- * Residential land uses only: single family, multi-family including mixed use.
- * Projects that are building 5 or more lots are required to comply with PLD ordinance

.

- * **Applicants have two options :**

- Fees in lieu of land (most common)

Ordinance does not apply to:

- * Commercial properties;
- * Property redeveloping but not sub-dividing;
- * Residential subdivisions with four single family lots or less;
- * Any legal lot residential development that is not sub-divided; ie. . large lot multi-family

How does the ordinance work


- * Basic formula: 5 acres of land for every 1,000 residents.
- * If less than 5 acres are required, PARD has the option of requiring fees in lieu of land.
 - * At least 50% of the land must be of level, well drained surface suitable for activity development.
- * If PARD chooses to accept the fees; fees are based on the required value of the land.

Parks = Quality of Life = Economic Growth



Steiner Ranch Real Estate

Steiner Ranch is nestled in a bend of the Colorado River, just south of Lake Travis, and about ten miles west of central Austin. Wilderness abounds in this area - aside from the sparkling lake there is the Emma Long Metropolitan Park and Commons Ford Ranch Park. Steiner Ranch Austin covers an area of about 4,600 acres, with homes ranging in size from around 2,000 to over 6,000 square feet. The community has three top rated public schools within its boundaries. Steiner Ranch also has an impressive amount of amenities with two community centers, a golf course, hiking trails and a waterfront park.

 [Contact](#) Cantera Real Estate, [Austin Texas Realtors](#)

Steiner Ranch Homes for Sale

All Listings	\$200,000 - \$300,000	\$300,000 - \$400,000
\$400,000 - \$500,000	\$500,000 - \$600,000	\$600,000 - \$700,000
\$700,000 - \$800,000	\$800,000 - \$900,000	\$900,000 - \$1,000,000
Over \$1,000,000		

88 Properties Found. Showing Page 1 of 3

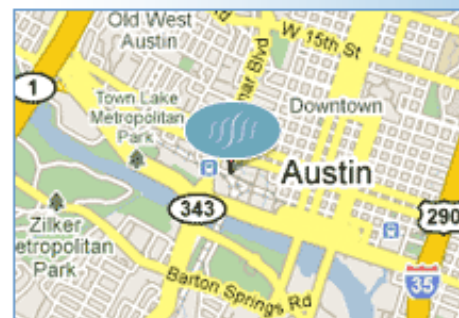


SPRING Has The Best Location In Austin



Spring is deep in the heart of Austin, the unofficial headquarters for Texas' musicians, writers, filmmakers, tech pioneers, and business leaders. The burgeoning downtown scene crackles with energy, yet retains the genteel, almost timeless feel of Old Austin. Within a short stroll of the doorstep at Third and Bowie lies a vast array of restaurants, shops, entertainment venues, and more. Enjoy Austin fixtures such as Sweetish Hill Bakery, Amy's Ice Cream, Hut's Hamburgers, and of course, Whole Foods.

SPRING on Google Map



Click to see a Google Map of SPRING's ideal location.

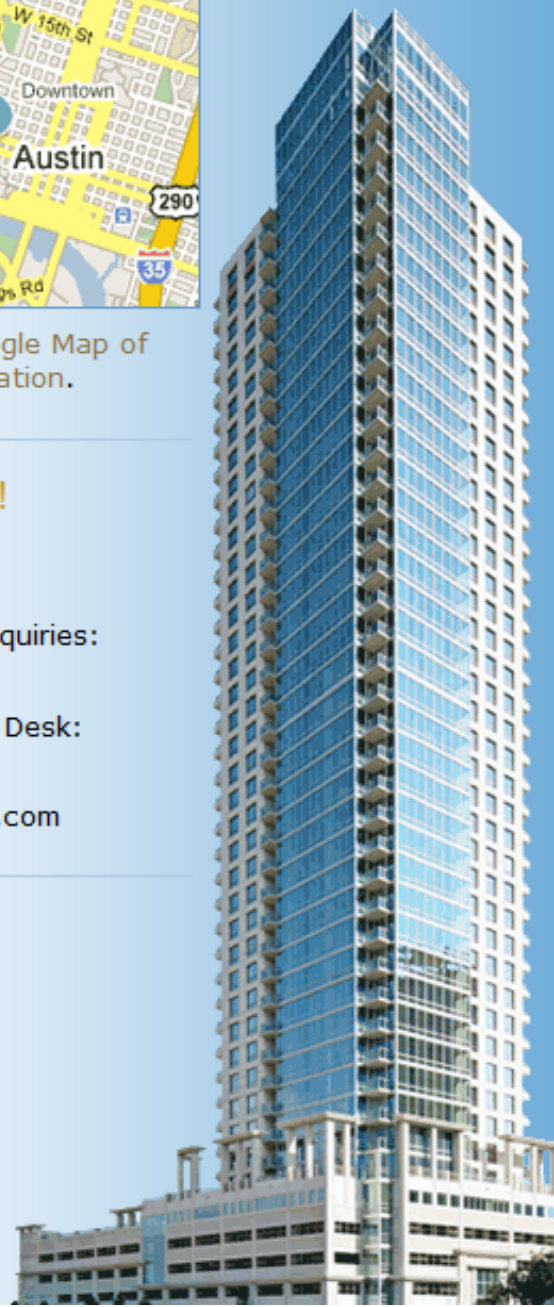
CONTACT US!

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Austin, TX. 78703

For Real Estate Inquiries:
512.480.8100

For Spring's Front Desk:
512.480.0232

info@springaustin.com



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Central Austin Real Estate

Right in the heart of it all! Real estate in Central Austin is diverse. Average homes in Central Austin have smaller yards, but this is balanced out by the area's many parks and public green spaces. Of course, higher end homes come with everything, including custom interior features, well landscaped yards, swimming pools, etc. There is also a very exciting new development at the site of the old Mueller Airport.



[Contact us](#) if you have any questions about Central Austin real estate.

Central Austin Homes for Sale

All Listings

[\\$100,000 - \\$200,000](#)

[\\$200,000 - \\$300,000](#)

[\\$300,000 - \\$400,000](#)

[\\$400,000 - \\$500,000](#)

[\\$500,000 - \\$600,000](#)

[\\$600,000 - \\$700,000](#)

[\\$700,000 - \\$800,000](#)

[\\$800,000 - \\$900,000](#)

[\\$900,000 - \\$1,000,000](#)

[Over \\$1,000,000](#)

372 Properties Found. Showing Page 1 of 13

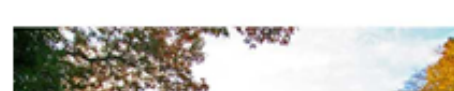


☒ Thumbnails

☐ List

☐ Map

Price, High to Low



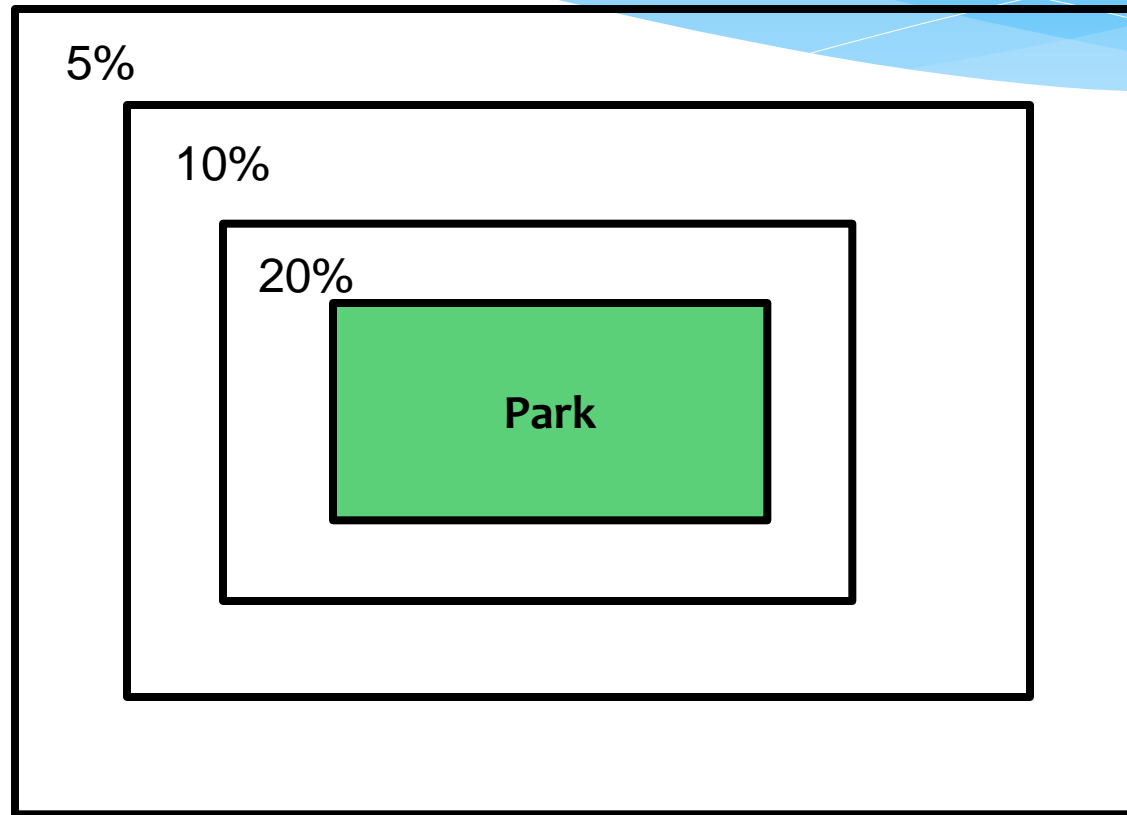


GOING GREEN

At Santa Rita Ranch, we learn from the land – including 135 acres reserved for parks and open green space. Live with piece of mind with clean water and energy conscious homes. Surrounded by the Hill Country's natural beauty, our residents experience the benefits of green living.

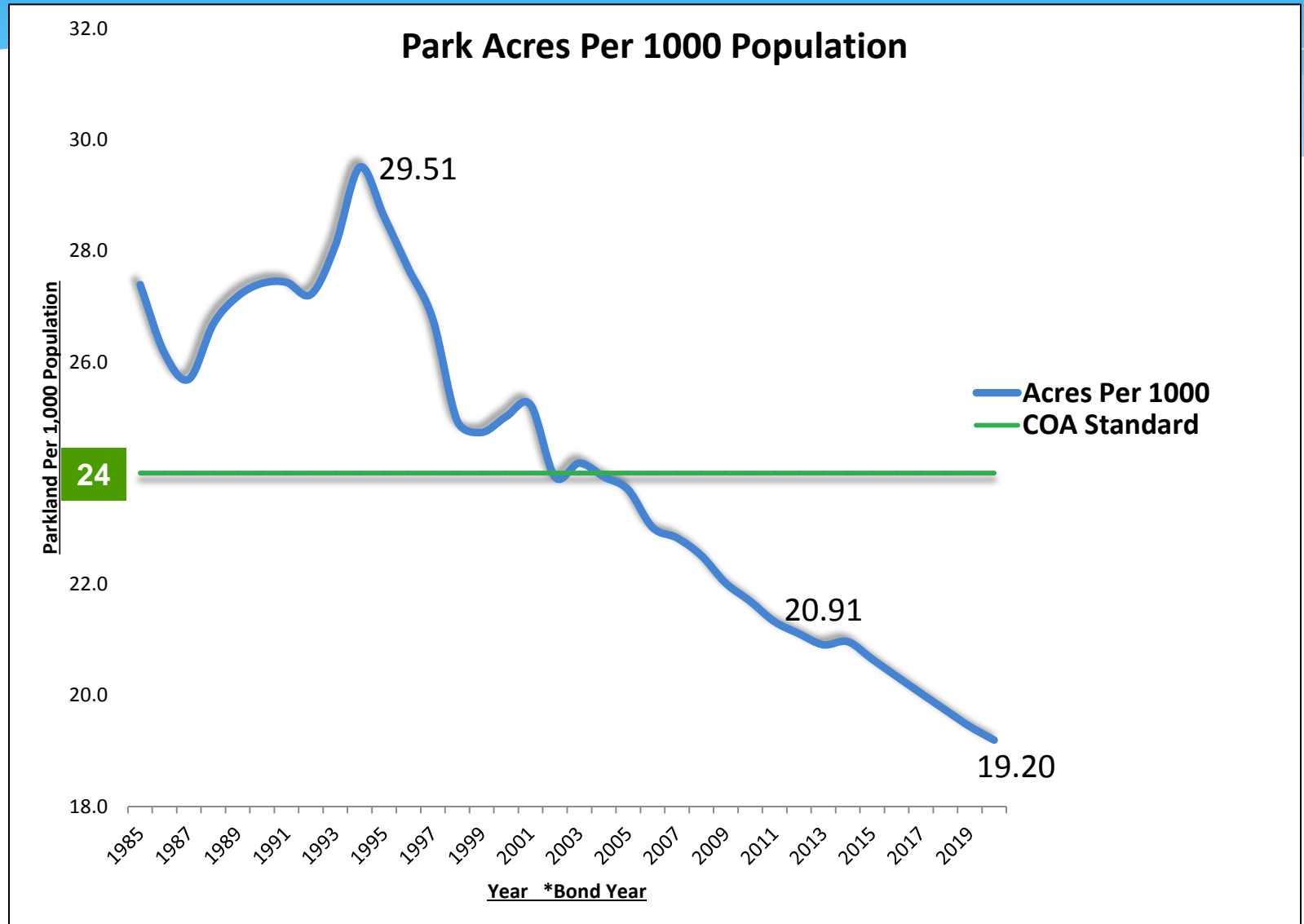
EXPERIENCE GREEN LIVING

Proximate Principle

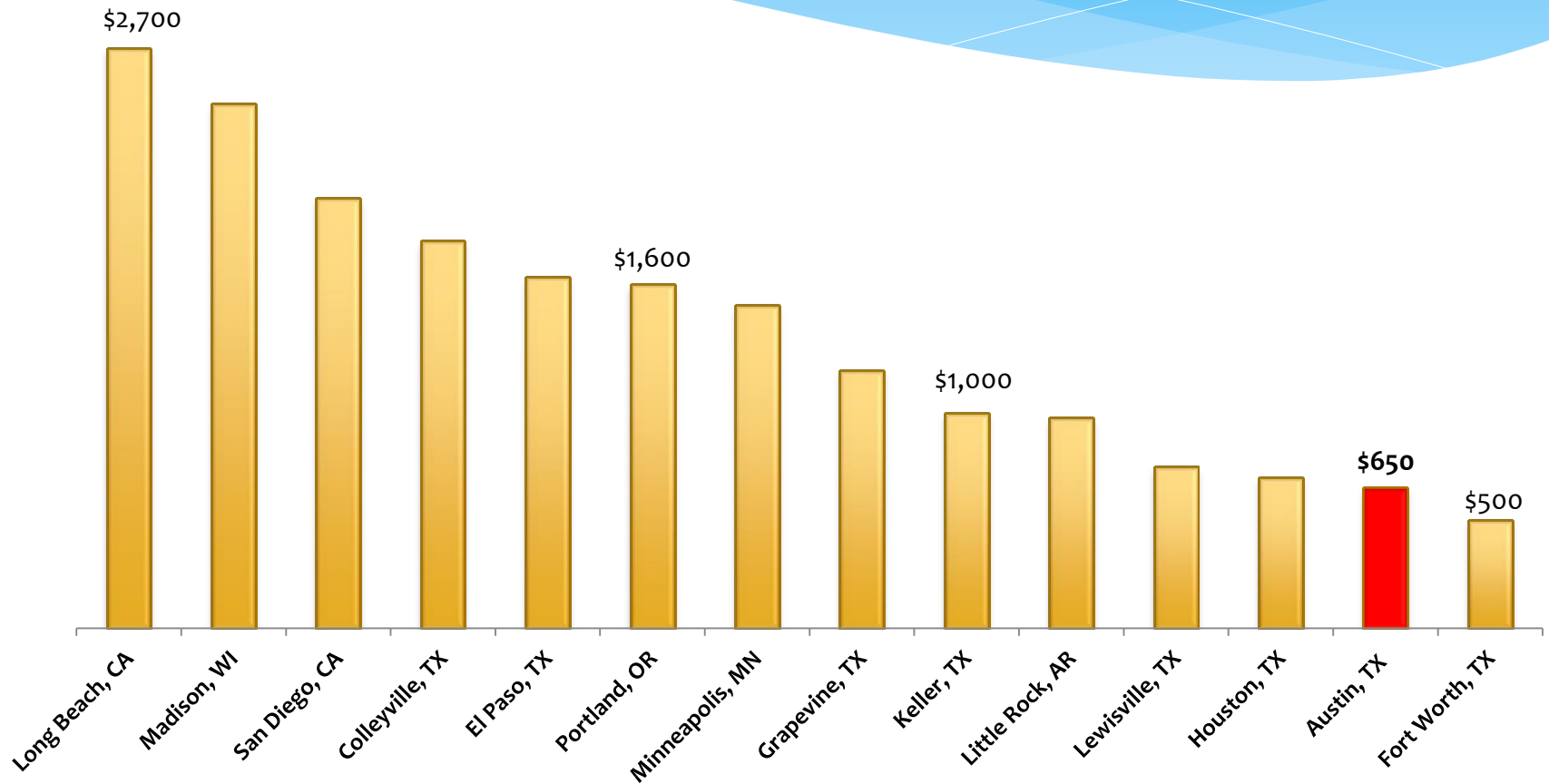


Property values increase near parkland

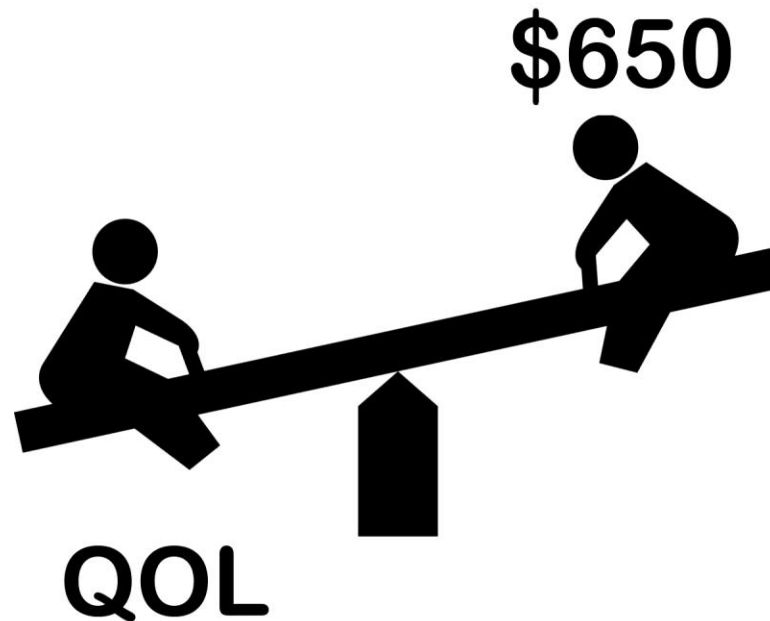
Acres per 1,000 population is in decline



Current Parkland Dedication Fee

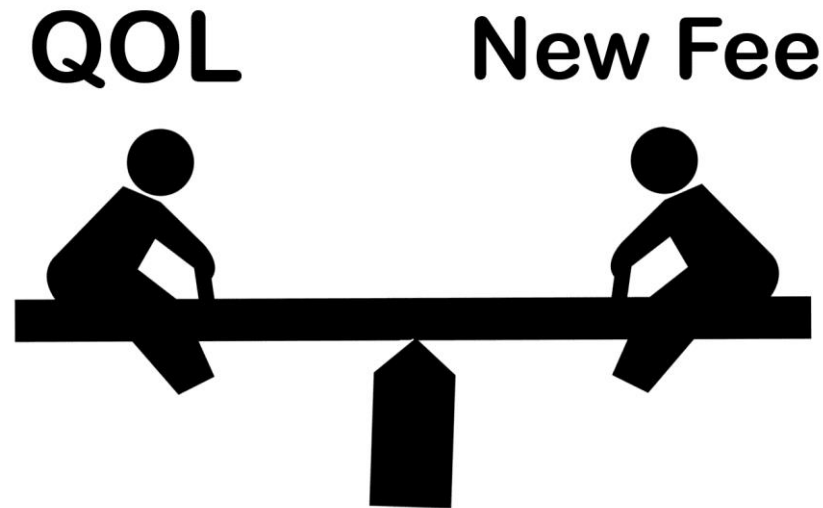


Quality of Life is decreasing



Current Fee < Land + Facilities

Striking a balance for existing and future residents



New Fee = Land + Facilities

Three Ways to Pay

Choices

☐ Increase taxes

☐ Lower Austin Quality of Life

☒ Development pays for itself

Staff Recommendation

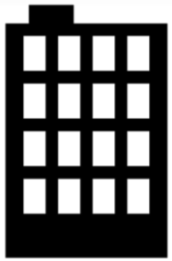
Park staff recommends a structure that:

- 1) Is based on the current level of service
- 2) Is based on a per person demand instead of a per unit demand
- 3) Has a Land requirement
- 4) Has a Fee in-lieu of land
- 5) Has a Park development fee

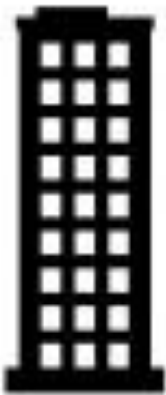
Per Person Demand



= Low Density



= Medium Density



= High Density

Fee Paid in Land

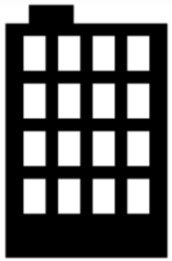
9.4 acres (current level of service) X (Number of Units) X (Residents per Unit)

1,000

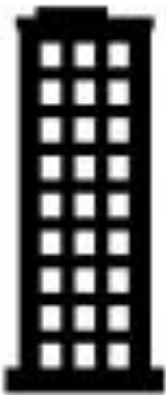
Fee In Lieu of Land



$$\text{Three people icons} = \$1,030$$



$$\text{Three people icons} = \$809$$




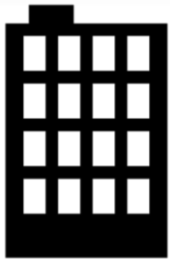
$$\text{Two people icons} = \$625$$


$$\text{One person icon} = \$368$$

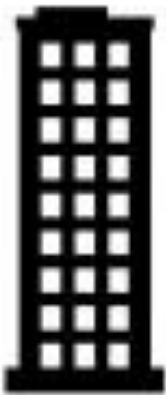
Park Development Fee



 = \$521



 = \$410



 = \$317



Copperfield Neighborhood Park

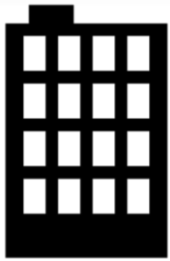


Del Curto Neighborhood Park

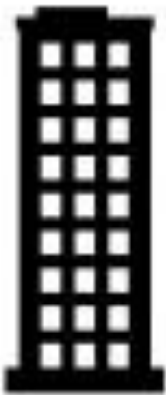
Total Fee in Lieu of Land and Park Development Fee



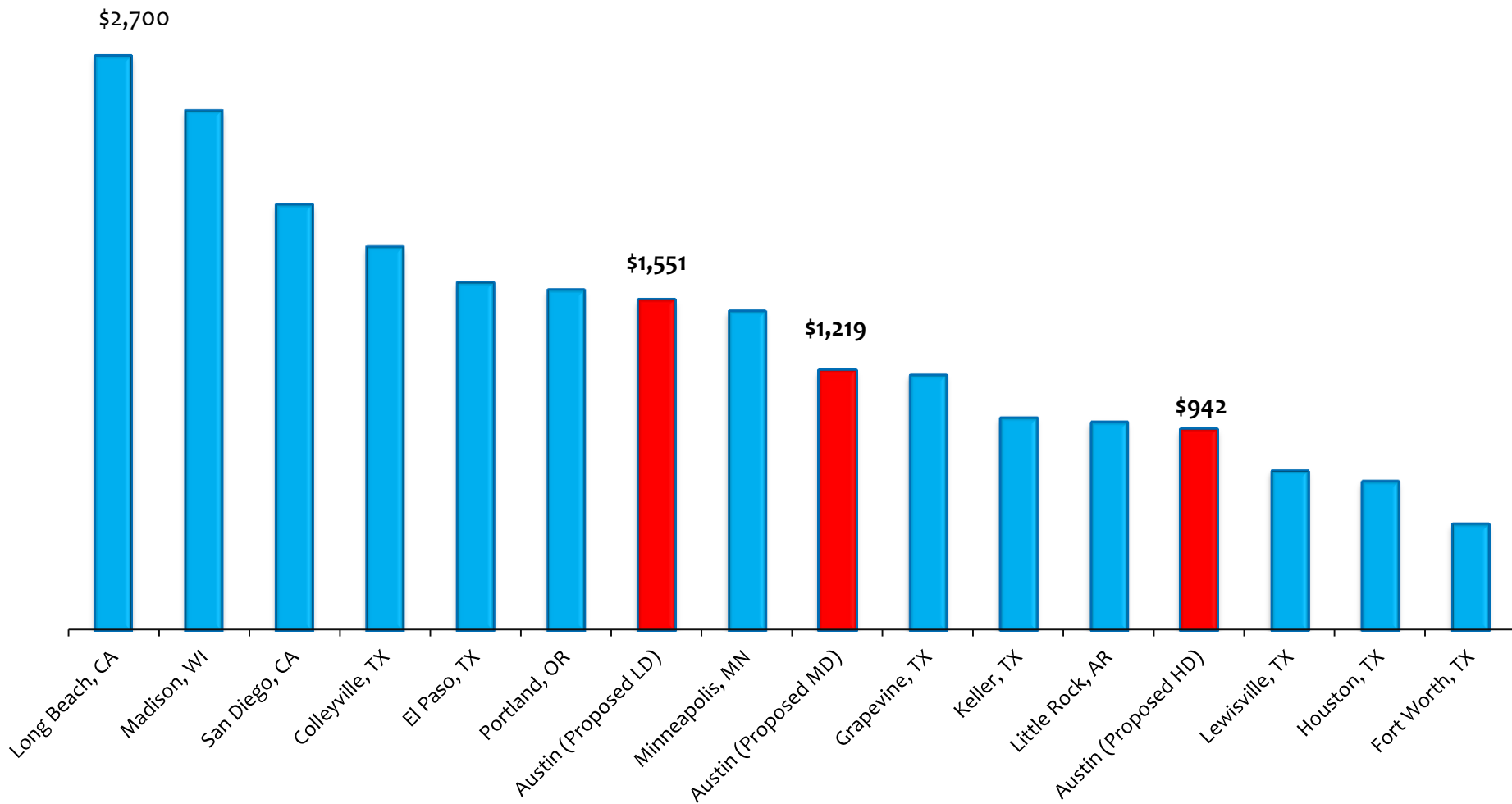
= \$1,551



= \$1,219



= \$942



Proposed Parkland Dedication Fee

Questions or Comments

Any Questions?

Any Comments?