

PARKLAND DEDICATION ORDINANCE AMENDMENT

Presentation to: Open Space, Environment, and Sustainability
Committee

Randy Scott, Park Development Coordinator
Parks and Recreation Department



Agenda Item

- Staff is requesting Council consideration of an ordinance amending City Code Title 25 related to parkland dedication and associated parkland fees.
- Presentation will include:
 - ❑ Recap of what Council passed on First Reading November 12, 2015
 - ❑ Summary of the items Council asked staff to consider prior to returning on 2nd and 3rd reading
 - ❑ Individual amendments to consider incorporating at 2nd and or 3rd Readings

Recap of what was approved at First Reading

- 1) Allows the City to share a reasonable amount of impervious cover for parkland dedicated without unduly impacting proposed projects
- 2) A pre-application determination, good for one year, of whether fees or land will be required by the Parks and Recreation Department
- 3) Added newly-constructed hotels and motels to parkland dedication applicability

Further considerations

- At first reading, Council asked staff to consider:
 - ❑ a land cap in the urban core
 - ❑ parkland and affordable housing needs
 - ❑ an appeal process
 - ❑ directed staff to work with stakeholders prior to 2nd and 3rd reading
- Staff worked closely with two groups of stakeholders.
 - ❑ Members of the Parks Board, Park Conservancies, and Park non-profits
 - ❑ Development Community: Real Estate Council, Apartment Association, Downtown Austin Alliance, Evolve, Builders Association
 - ❑ Housing and Community Development Staff

Further considerations

- Discussions led to a staff recommendation for the following amendments:
 - ❑ An appeal process
 - ❑ A cap on land dedication within the urban core
 - ❑ Increased credit for private parkland and new credits for private parkland amenities

Amendment 1: Revised Fee In-Lieu Requirements

Purpose:

- Defines a Parkland Dedication Urban Core
- Removes land as a default requirement establishing criteria for determining land and fee in-lieu of land
- Establishes an appeals process

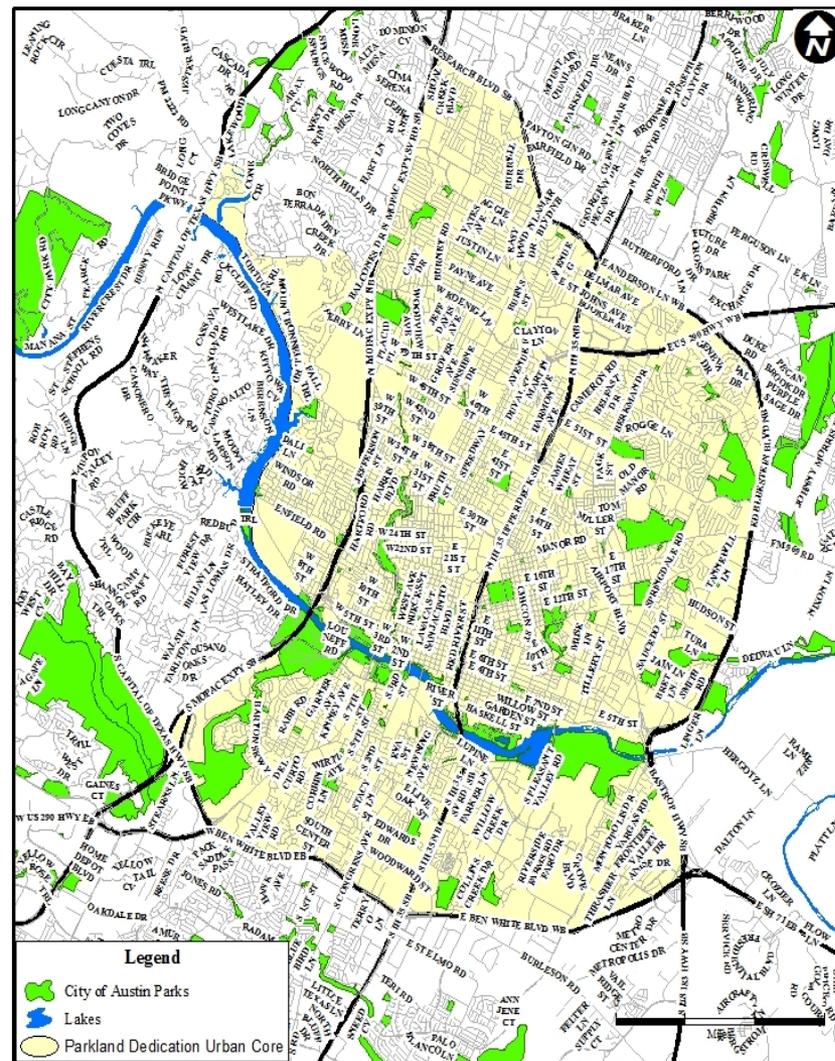
Amendment 2:

Cap on Land Dedications in the Urban Core

Purpose:

Establishes a cap on land dedication of 15% of the gross site area in the parkland dedication urban core unless the Director has identified a critical parkland need; and has obtained approval from the Land Use Commission to require a dedication up to (but never above) 9.4 acres per 1,000 people.

Map of the Urban Core



Parkland Dedication Urban Core

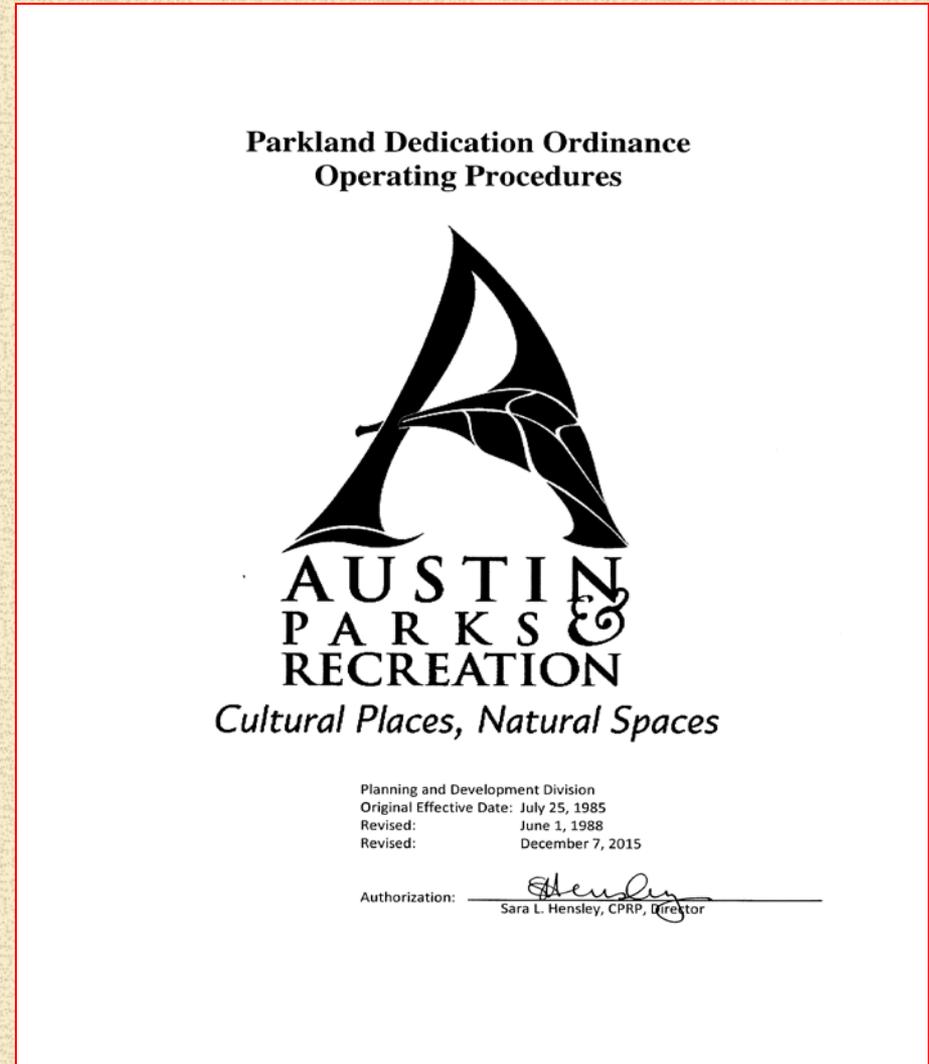
Amendment 3: Credit for Private Parkland

Purpose:

Allows up to 100% credit for privately owned and maintained parkland that is open to the public and up to 100% credit for active park amenities constructed on that parkland. The current ordinance allows up to 50% credit for privately owned/open to the public parkland and no credit for amenities constructed.

Parkland Dedication Ordinance Operating Procedures

- Parkland Dedication Operating Procedures (PDOP) will define how the percentage credits are awarded. The PDOP will be adopted through the rules posting process.



Amendment 4: Refund Procedures

Purpose:

Clarifies wording in the existing code related to refunds on fees not spent. The intent is to make it clear that an Applicant may request a refund for units not built within five years of the funds being appropriated.

- ***This amendment is needed for clarification only and does not change current code.***

Other considerations

- NHCD will be working on future code amendments related to housing affordability and will be asking for PARD's collaboration and support during that process
- The PLD ordinance adopted November 12, 2015 has the following language:
 - 25-1-601 (C) The following are exempt from the requirements of this article:
 - (3) affordable dwelling units that are certified under the S.M.A.R.T. Housing Policy approved by the city council

QUESTIONS?

Ricardo Soliz, Division Manager
Randy Scott, Park Development Coordinator
Marilyn Lamensdorf, Principal Planner
Parks and Recreation Department

