

Austin Parks and Recreation Department

Parkland Dedication

past, present, and future

Parks and Recreation Board
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Prepared by the PLD Team

Parkland Dedication Ordinance

Adopted as part of Austin's Land Development Code in 1985; updates in 2007 and 2016

New development generates a need for additional parkland

Residential and hotel-motel developments dedicate land for a park and/or pay a fee to be used to acquire and develop park facilities.



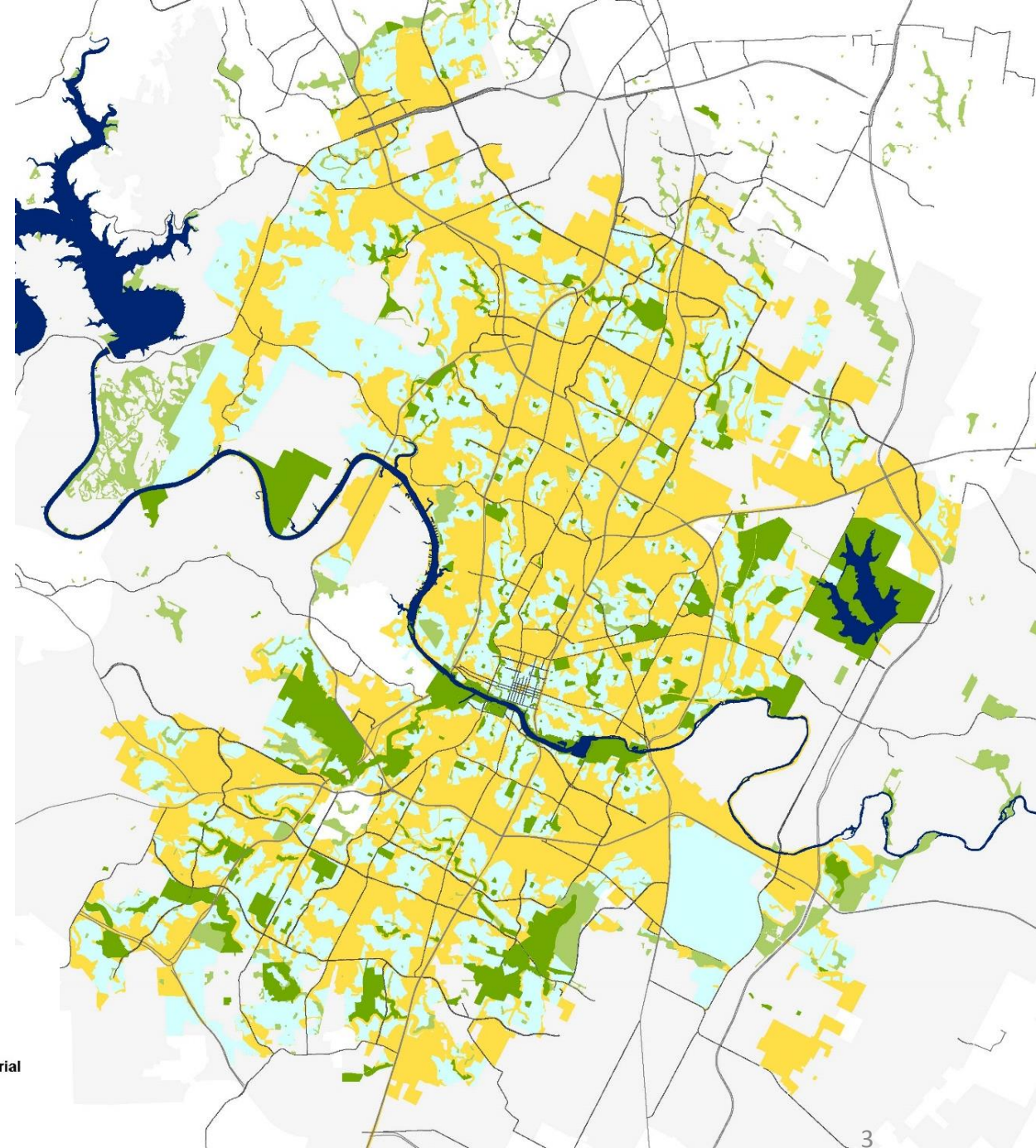
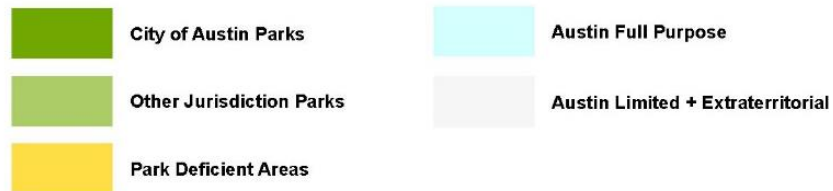
Land or Fee?

Determined by PARD staff using criteria:

- Parkland Deficient area
- Adjacency to existing Parks
- Critical connection
- Imagine Austin Goals

Land (acres) = $9.4 \times (\# \text{ of Dwelling Units}) \times (\text{density}) / 1000$

Fee in Lieu (per person) = $\text{Parkland cost factor} / \text{parkland level of service}$



Land Dedication

Parkland Dedication Parks can be found distributed throughout the city. To date we have received:

1,743 acres of dedicated parkland

and

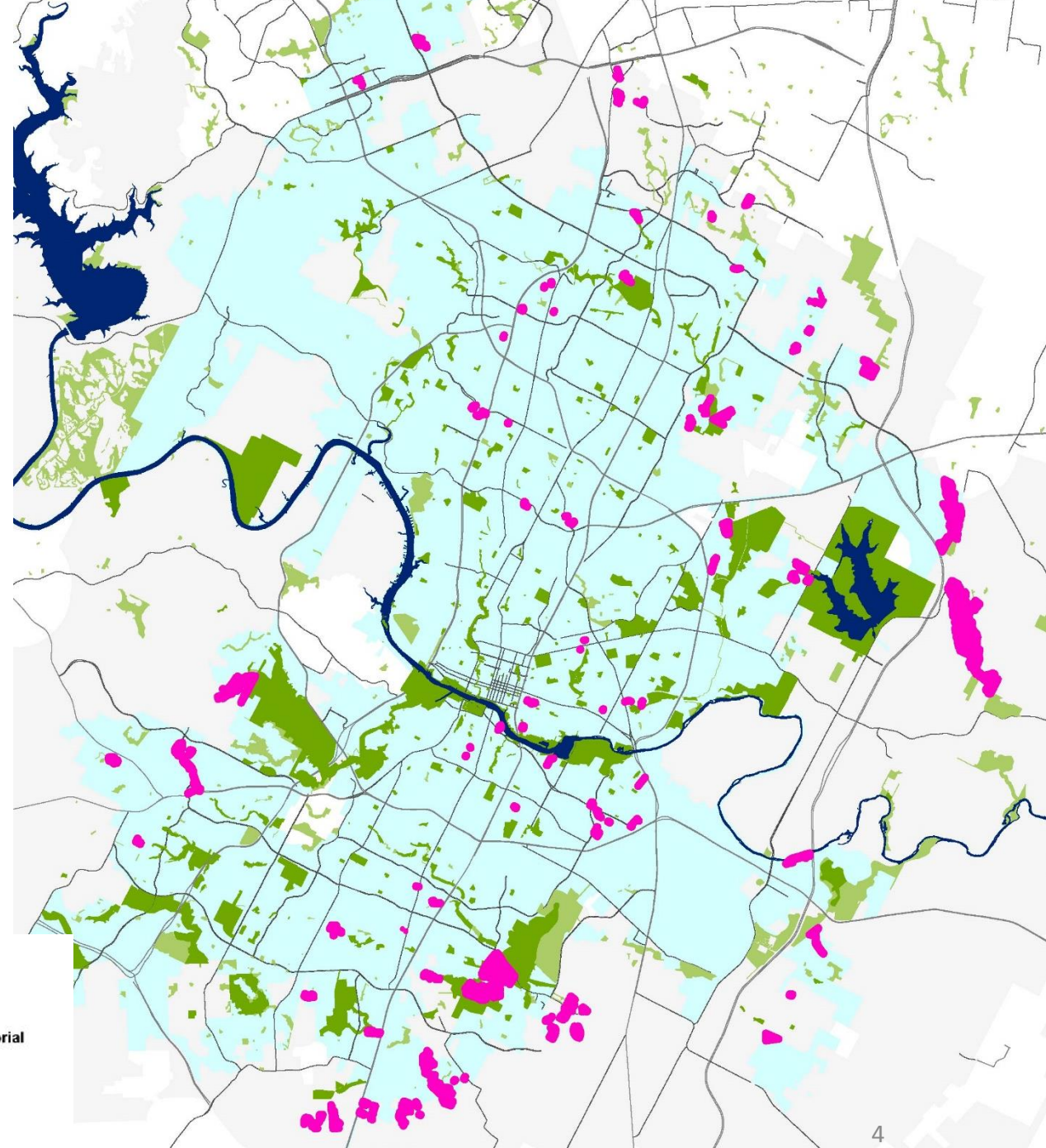
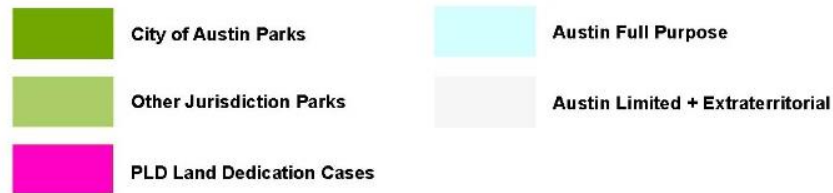
38 acres of easements

Development incentives:

Density bonuses

Impervious cover allowances

Benefits of parkland adjacency



Fee-in-lieu of land

Expenditure of fees

A fee in-lieu of dedication collected must be used within the service area where it was assessed in order of the following priorities:

- Land acquisition within a ½ mile radius of development, and a two-mile radius if nothing is available.
- Parkland must meet the standards in City Code § 25-1-603 (Standards for Dedicated Parkland)
- After one year fees may be spent on development of park amenities



Development fees

Expenditure of fees

Development fees are used to build amenities at neighborhood parks that are within the service area. If no local parks need investment, money is spent at:

- The nearest district park

- A metro park

Other applications for Development Fees:

- Nature Trails / Nature Play Areas

- Community Activated Park Projects

- Urban Trails

- Partner on Non-profit Park Projects

- Implement Park Master Plans

- Expand Existing Park Facilities

- Provide New Park Amenities



Land Development Code – Oct 4 Draft

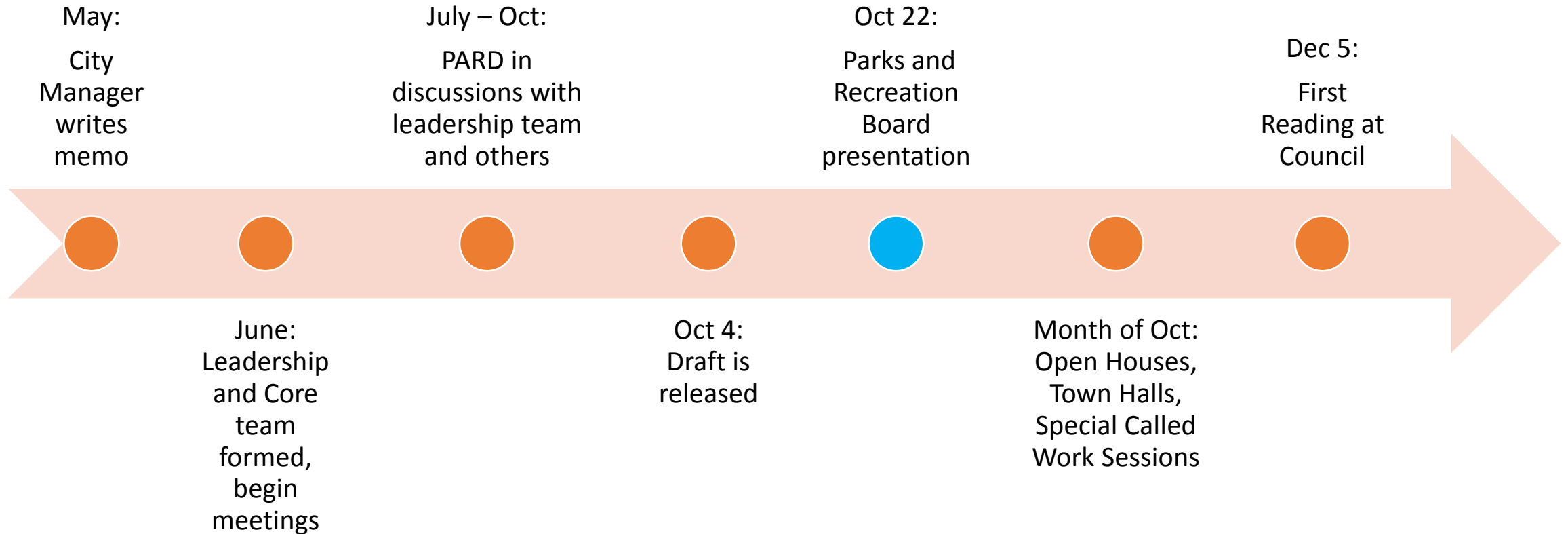
- Tonight's discussion
 - Parkland Dedication section (included in backup)



- Not (directly) part of tonight's discussion
 - Affordable housing
 - Parking requirements
 - Environmental standards
 - Zone changes
 - Other sections



How did we get here?



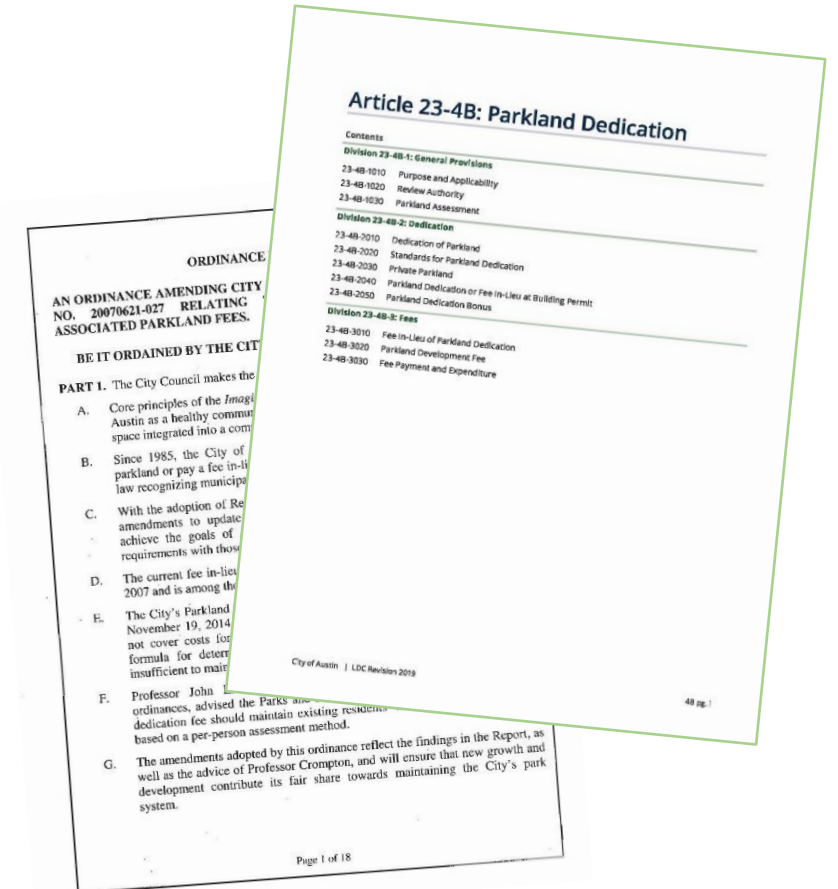
Council Direction: Corridors, Housing, and Parks

b. For parcels within activity centers and on activity corridors, application of non-zoning regulations should be prioritized in a manner that allows for greater potential housing unit yields than would otherwise be achieved without prioritization.

c. Non-zoning regulations should provide flexibility to allow for higher unit yields for parcels within activity centers and activity corridors. The code should create alternative equivalent means to ensure the balance of needs, while protecting environment and sustainability (landscaping, parkland and tree preservation), public safety, transportation, utility and right of way needs. Review non-zoning regulations related to Austin Energy and Austin Water (other than regular fees) that can significantly impact the cost of development. Review and suggest

What's staying the same? What's new?

	Current PLD	Oct 4 Draft
Applicability	✓	✓
Dedication formulas	✓	✓
Urban core cap (15%)	✓	✓
Standards for parkland dedication	✓	✓
Standards for fee in lieu	✓	✓
Parkland development fee	✓	✓
Parkland Assessment	In PDOP	In Code
Parkland Dedication Bonus		New



New Elements

Parkland Assessment - provides certainty to developers prior to formal submittal. Staff work with developers to identify best area parkland on or off-site.

Dedication bonus – when parkland is dedicated, gross site area is used for Floor to Area Ratio, number of units per acre.

Sharing of impervious cover is codified.



Questions?

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