

Austin Parks and Recreation Department
Briefing on:

Parkland Dedication Requirements for Commercial Developments

June 27th, 2022

Paul Books, Planner III; Robynne Heymans, Planner Senior; Thomas Rowlinson, Principal Planner;
Randy Scott, Program Manager - Parks and Recreation Department

Updated Formula

$$\text{Required parkland} = \frac{9.4 \text{ acres} \times \text{Functional Population}}{1,000 \text{ people}}$$

- 9.4 acres per 1,000 people equals the established parks level of service
- **Functional Population** is the estimated commuter workforce of a new development discounted by their relative opportunity to access parkland, **representing the full-time equivalent population of new development**
 - Functional Population = SF per Employee X Occupancy Rate X Operation Time X Percent Commuter from Outside City Limits

Sources:

1. City of Austin Demographer
2. U.S. Census OnTheMap

Figures are preliminary and subject to change

Updated Functional Population

Office:

300 sq ft / person¹ X occupancy rate for use (92 percent)² X operation time (23.8 percent) X percent commuter (58 percent)³

Retail:

550 sq ft / person¹ X occupancy rate for use (95 percent)⁴ X operation time (37.5 percent) X percent commuter (58 percent)³

Industrial:

2,500 sq ft / person¹ X occupancy rate for use (94 percent)² X operation time (70.8 percent) X percent commuter (58 percent)³

Sources:

1. Employee density based on conservative estimates by the U.S. Green Building Council
2. Austin area occupancy rates for office and industrial derived from the Chamber of Commerce 'Austin Area Profile' reflecting occupancy by use in Q2 2021
3. U.S. Census OnTheMap, LEHD 2019
4. Retail occupancy based on NAI Partners report published in Q2 2021

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Updated Requirements

Land Dedication – 9.4 Acres per 1,000 functional population

Fee-in-Lieu – \$3,781.32 per functional population

Development Fee – \$351.85 per functional population

Per SF by Use Category:

	Office	Retail	Industrial
Fee-in-Lieu	\$1.6007/SF	\$1.4206/SF	\$0.5838/SF
Development Fee	\$0.1489/SF	\$0.1322/SF	\$0.0543/SF
Total:	\$1.7497/SF	\$1.5528/SF	\$0.6382/SF

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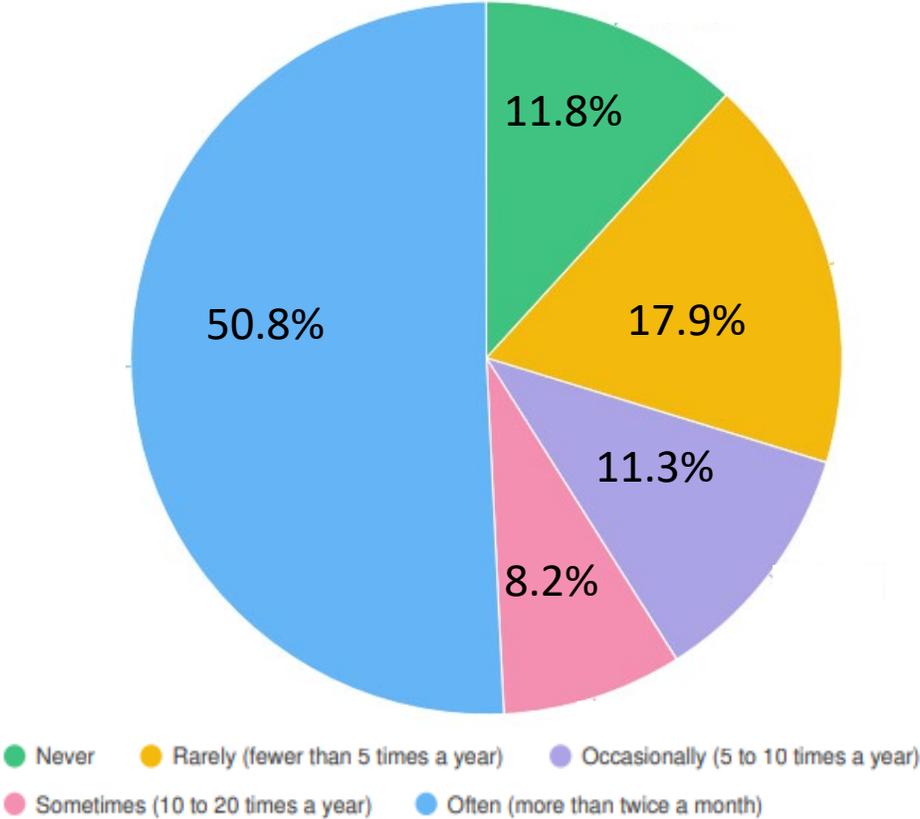
Preliminary Community Input

SpeakUp Austin – 196 Respondents (May 9-June 10) - Survey remains open till July 10th

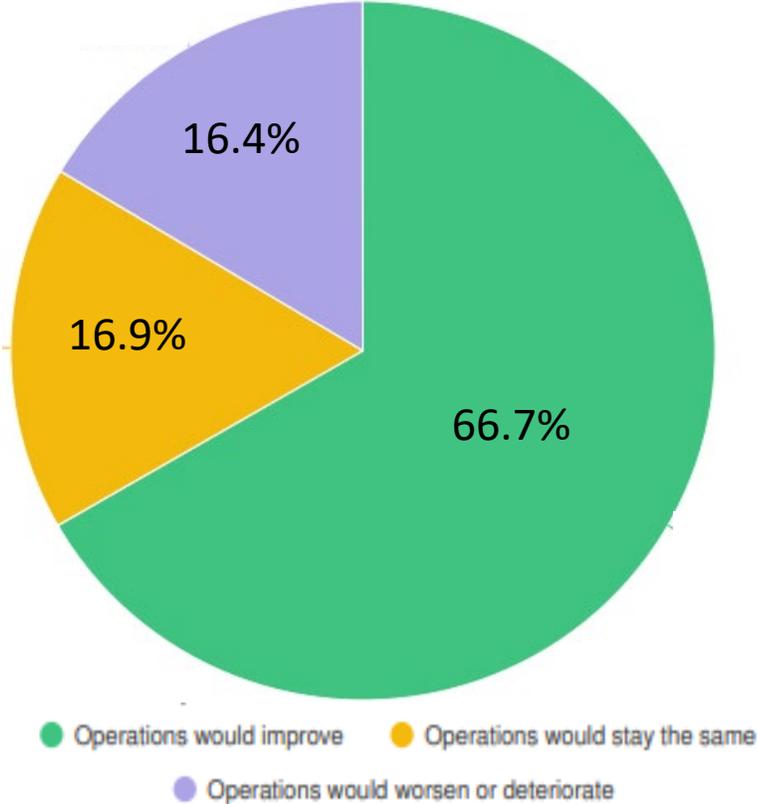
Reoccurring Themes

- Changes in commuting patterns due to COVID-19
- Impacts on affordability
- Applicability and Exemptions
- Procedures and Clarifications

How often do you access public parks before, during, or after work?



How do you think a commercial parkland dedication ordinance might impact a business' operations for employees, visitors, or patrons?



Updated Anticipated Timeline

May-July

- Continued Meetings with key stakeholders in small groups to receive feedback on ordinance language.

Late June /
Early July

- Draft Commercial Dedication Ordinance ready for stakeholder review

July 12

- Draft Commercial Parkland Dedication Ordinance Language to Planning Commission

July 25

- Draft Commercial Parkland Dedication Ordinance Language to Parks and Recreation Board

July 28

- Draft Commercial Parkland Dedication Ordinance Language to City Council

Thank you

If you have any questions, Please contact:

Dedicated Email

pld.commercial@austintexas.gov

Randy Scott, Parkland Acquisition/PLD Program Manager,

randy.scott@austintexas.gov

Robynne Heymans, Senior Planner,

robynne.heyman@austintexas.gov

Paul Books, Planner III,

paul.books@austintexas.gov

Thomas Rowlinson, Principal Planner,

thomas.rowlinson@austintexas.gov

