

HARPER-MADISON AMENDMENT #3 – ITEM 66

Amend Section 25-1-602 to add a new subsection (E) to read as follows and renumber accordingly: (E) “If a subdivision or site plan proposes both residential and commercial uses, the amount of parkland required is based on the category of use that requires the applicant to dedicate the greatest amount of parkland.”

Explanation

The Affordability Impact Statement released by Housing & Planning states that the proposed amendment relating to parkland dedication and associated fees for commercial uses has a negative impact on affordable housing in mixed-use developments. A negative impact of a cost increase of a fee-in-lieu or land dedication would be incurred for mixed-use developments using density bonus programs with affordable housing as a community benefit, making the affordable housing less feasible.

The proposed amendment is intended to incentivize compact and connected mixed-use development and the use of density bonuses, and mitigate the impact on housing affordability in those developments.