



Dallas Park & Recreation

Park Land Dedication Overview



PARK AND RECREATION BOARD

November 17, 2016

What is Park Dedication?

- A park land dedication ordinance is a requirement by a local government mandating that dwelling unit (DU) developers or builders either:
 - Dedicate land for a park;
 - Pay a fee-in-lieu (of dedication) to acquire park land; and/or
 - Pay a fee to develop park facilities
 - Generally impacts new residential subdivisions, multifamily and office conversions to multifamily
 - This is typically accomplished and enforced through the platting/subdivision process and in some cases the building permitting process



Park Dedication Rationale

- New dwelling unit (residential) development creates a need for additional open space and park amenities
- Park dedication requires the developer to share/bear the cost for new parks, open space and park facilities for new residents



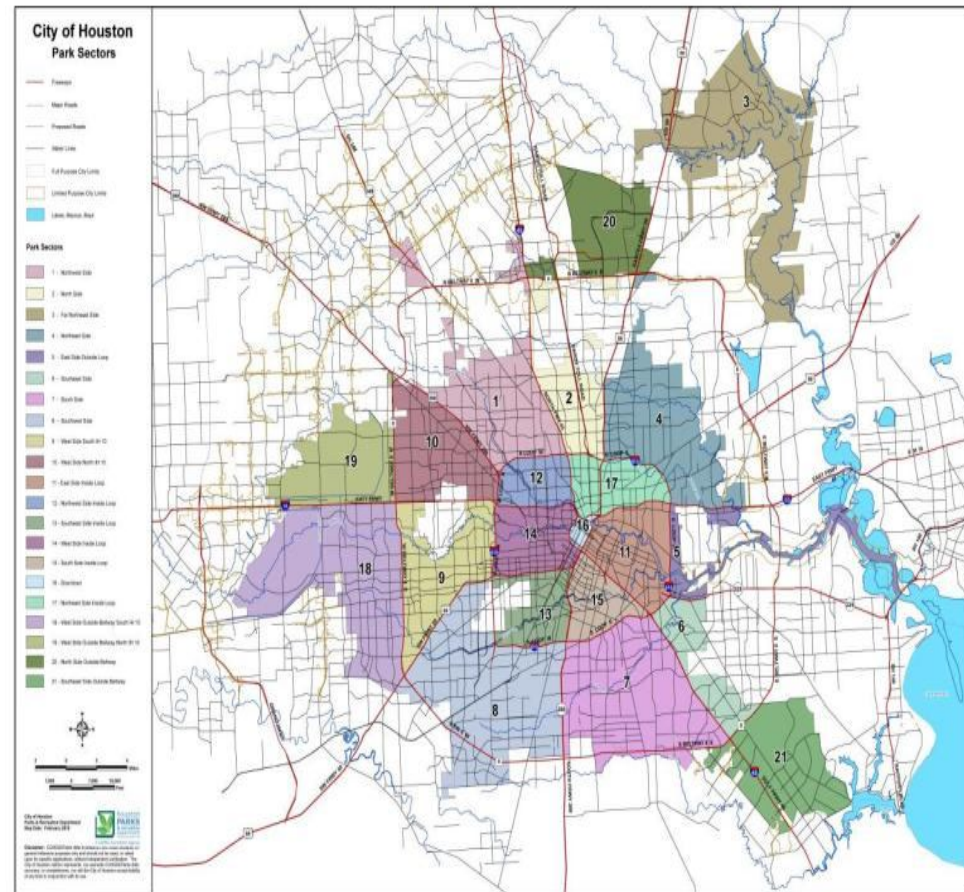


Park Dedication Ordinances in Texas

- Parkland dedication was first used in Montana in 1919
- In 1955, Corpus Christi became the first municipality in Texas
- By 2016, 48 Texas municipalities had park dedication ordinances, including:
 - Houston
 - Austin
 - Fort Worth
 - El Paso
 - San Antonio
 - DFW suburbs (Arlington, Colleyville, Denton, Flower Mound, Frisco, Grapevine, Plano, Keller, Lewisville, McKinney, Rockwall, Rowlett, Southlake, The Colony, Wylie)

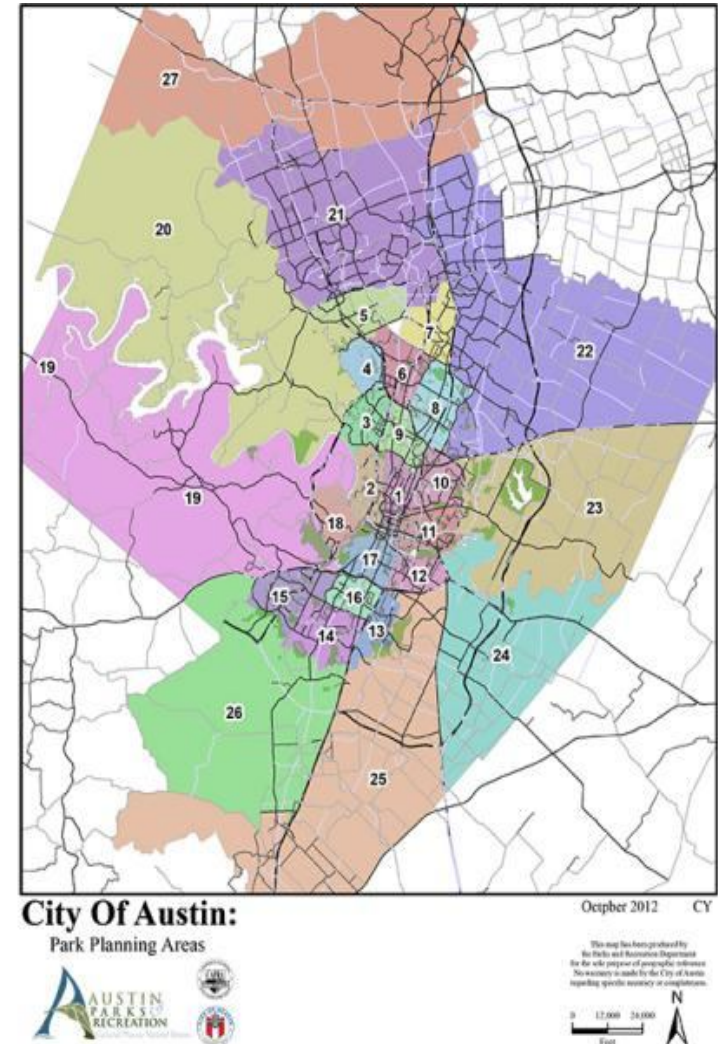
Examples of Texas Cities – Houston

- Parks and Open Spaces Ordinance approved in 2007
- 22.5 acres of land dedicated since 2009
- Raised \$17.3M since 2007
- Requirements
 - 10 acres per 1000 population
 - \$700 fee-in-lieu per dwelling unit



Examples of Texas Cities – Austin

- Parkland Dedication Ordinance approved in 1985
- Revised in January 2016
- 1800 acres dedicated between 1985 and 2016
- Raised over \$35M in fees between 1985 and 2016
- Requirements
 - 9.4 acres per 1000 population
 - Fee-in-lieu (including park development fees) of \$1551 for each new low density DU, \$1220 for medium density, and \$943 for high density
 - Also has fee calculation for hotel/motel



Examples of Texas Cities – Fort Worth

- Fort Worth Neighborhood and Community Park Dedication Policy approved in 1977
- Revised in May 2000
 - Currently going through a revision process to be completed in Summer 2017
- 1,361 acres added to system since 2000
- \$31M in fees raised between since 2000
- Requirements
 - 6.25 acres per 1000 population
 - Fee-in-lieu for central city of \$500 per DU and land appraisal formula for outside city center
 - \$30,000 per acre neighborhood development fee
- 7 – Also require a park infrastructure fee



Examples of Texas Cities – San Antonio

- Unified Development Code
- Adopted May 2001
- \$925,000 raised through fee-in-lieu program as of 2014
- Requirements
 - 1 acre per 70 DU for single family, 1 acre per 114 DU for multi-family
 - Fee-in-lieu is determined by a formula taking into account acreage, fair market value and average development costs

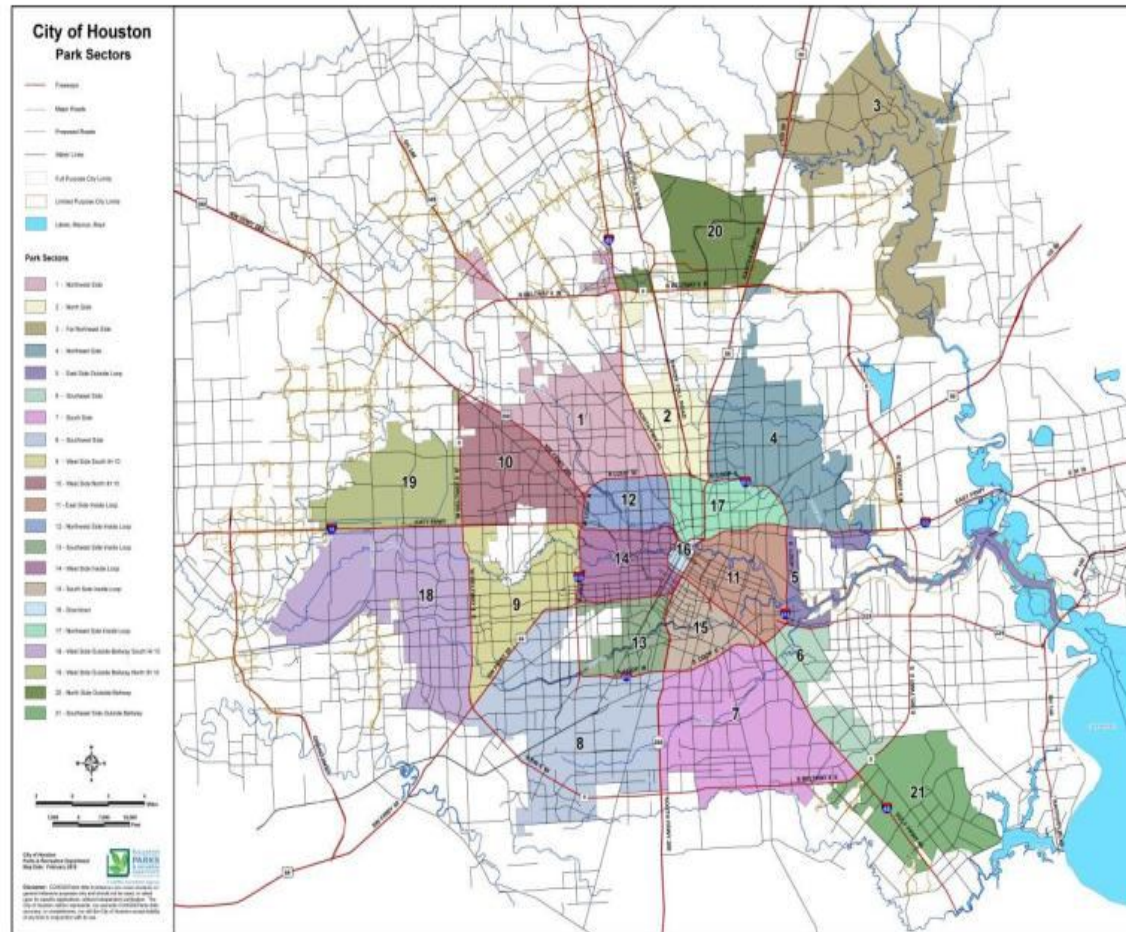




Legal Considerations

- City must demonstrate a “roughly proportional” quantitative relationship between dedication requirements imposed on a developer and the increased demands of the proposed development on its parks system
- The park dedication or fee-in-lieu must be used to benefit the geographic area impacted by the development – the nexus principle
- Reasonable timeframe must be stated in ordinance for expending fees-in-lieu (Austin utilizes 5 years, Houston uses 3 years)
 - Derived from Texas Local Government Code Chapter 212 (sec.212.904) as well as court cases

Example of the Nexus Principle - Houston



Park Dedication Next Steps

- Seek Park and Recreation Board input/direction to brief City Council Committee
- If acceptable, consider hiring consultant to examine feasibility of park dedication, develop fee methodology and nexus zones





Considerations

- Consultant fees for this type of work typically range from \$60,000 to \$150,000 depending upon complexity and other factors
- Will require working with other City departments (Planning/Zoning, Economic Development, City Attorney's Office, etc.)
- Once consultant has been engaged, process can exceed a year in length for approval
 - Ongoing Fort Worth update began in April and is not expected to be completed until late Summer 2017



- Benchmarking Appendix

PARK DEDICATION AND PARK FEE POLICY COMPARISON TABLE

CITY	PARKLAND DEDICATION	FEE IN LIEU	OTHER PARK FEES	CENTRAL CITY FEE	NON-RESIDENTIAL FEE	TOTAL OBLIGATION
Fort Worth	Neighborhood Park: 2.5 acres/1,000 pop, Community Park: 3.75 acres/1,000 pop; Total Park Dedication: 6.25 acres/1,000	Fair Market Value of required land dedication	Neighborhood Park Development Fee \$30K/acre; plus infrastructure fee	\$500/DU accessed at time of building permit		6.25 acres land + \$30K/ac neighborhood park + infrastructure fee
Austin	9.4 acres/1,000 population	Low Density: \$1,030/DU; Medium Density: \$810/DU; High Density: \$626/DU	Low Density: \$521/DU; Medium Density: \$410/DU; High Density: \$317/DU	15% cap on land area in Urban Core	Hotel rooms X 1.7 X Annual Occupancy Rate	Low Density: \$1,551/DU; Medium Density: \$1,220/DU; High Density: \$943/DU
Dallas	Not applicable, Dallas does not have a park dedication ordinance, policy, or development fee.					
Houston	10 acres/1,000 population	\$700/DU (can be updated annually)				10 acres/1,000 pop or fee in lieu
San Antonio	<i>approximately 4.76 acres/1,000</i> single family population, 4.39 acres/1,000 multi-family population	Park dedication acreage X Fair Market Value + average development cost	Park Facility improvements may reduce dedication acreage			1 acre/ 70 single family DU, 1 acre/ 114 multi-family DU (including in the ETJ)

Charlotte/ Mecklenburg Co.	Park Land Dedication Ordinance implementation goal of P&R Master Plan by 2017					
Denver			Park Impact Fee Single Family \$375/DU, MF 8-18 DU/AC \$312/DU, MF 18+DU/AC \$250/DU		Non-residential Park & Trail Impact Fee \$403/AC	Park Impact Fee Single Family \$375/DU, MF 8-18 DU/AC \$312/DU, MF 18+DU/AC \$250/DU; plus/or Non-Residential Impact Fee \$403/AC
Kansas City	6 acres/1,000 population	Park dedication acreage X "current year's price" (avg. park acquisition cost)				6 acres/1,000 population or fee in lieu
Nashville	Park dedication "may be required"					Park dedication "may be required"
Oklahoma City			Park Development Fee \$0.37/sq. ft. Residential			Park Development Fee \$0.37/sq. ft. Residential
Arlington	Land In Lieu of Fee Option		Neighborhood Park Fee by Benefit District \$685-\$819 per DU, plus \$572 Linear Park Fee			Total Park Fees vary from \$1,257 to \$1,391 per DU

Portland			Non-central City less than 700 SF: \$5,772/DU; 700-1,199 SF: \$8,634/DU; 1,200-1,699 SF: \$10,381/DU; 1,700-2,199 SF: \$11,787/DU; 2,200+ SF: \$13,049/DU	Central City less than 700 SF: \$4,648/DU; 700-1,199 SF: \$6,953/DU; 1,200-1,699 SF: \$8,359/DU; 1,700-2,199 SF: \$9,491/DU; 2,200+ SF: \$10,507/DU	Non-residential fees are price per square ft. and range from \$0.20 to \$2.52 per sq. ft. depending on occupancy type & location	Combined fees from previous columns
Omaha			Trail & Blvd. Fee 0.158% of total value of all residential construction work; Community Park Fee \$450/AC at platting + 0.06% of total value of construction work at bld. Permit		Trail & Blvd. Fee \$1,170/AC commercial & industrial lot at bldg. permit, Community Park Fee \$800/AC + 0.06% of total value of construction work at bld. permit	Combined fees from previous columns
Sacramento	5 acres/1,000 population	Park dedication acreage X Fair Market Value + 20% for off-site improvements	Park Development Impact Fee worksheet on website		Park Development Impact Fee worksheet on website	5 acres/1,000 population or fee in lieu, plus Park Development Impact Fee