



Dallas Park & Recreation

# **Parkland Dedication Ordinance**

**Park and Recreation Board  
May 6, 2021**

# Purpose

- This presentation is designed to provide a general overview and update of the Park Land Dedication Ordinance Program

# Outline

- Historical Background
- Dallas' Implementation Approach
- PLD Fund Balance
- Next Steps

# Historical Background

- Ordinance Rationale
    - The population growth rate of Dallas exceeds the park system growth
    - A Park Land Dedication Ordinance ensures developers share the cost of providing new park land and amenities for new residents.
  - Texas History
    - 1<sup>st</sup> park land dedication ordinance in Texas 1955 – Corpus Christi
    - Large Cities have adopted ordinances
      - Houston
      - San Antonio
      - Austin
      - Fort Worth
  - City of Dallas adopted PLD Ordinance -- June 2018
    - Residential Development Community supported
    - One-year Implementation period
      - July 2019 effective date
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# The Dallas Approach

- Ordinance Applicability
  - Park Land Dedication Requirements apply to residential developments that increase the housing density within the City of Dallas as of July 1, 2019.
- Dedication Requirement & Fee Structure
  - To satisfy ordinance requirements
    - Dedicate land in an amount prescribe by the ordinance (*minimum one acre*) **and** pay a park development fee;
    - OR-
    - Pay a comprehensive fee
      - Fee-in-Lieu of dedication AND park development
    - A combination of these two options would be considered

# The Dallas Approach *continued*

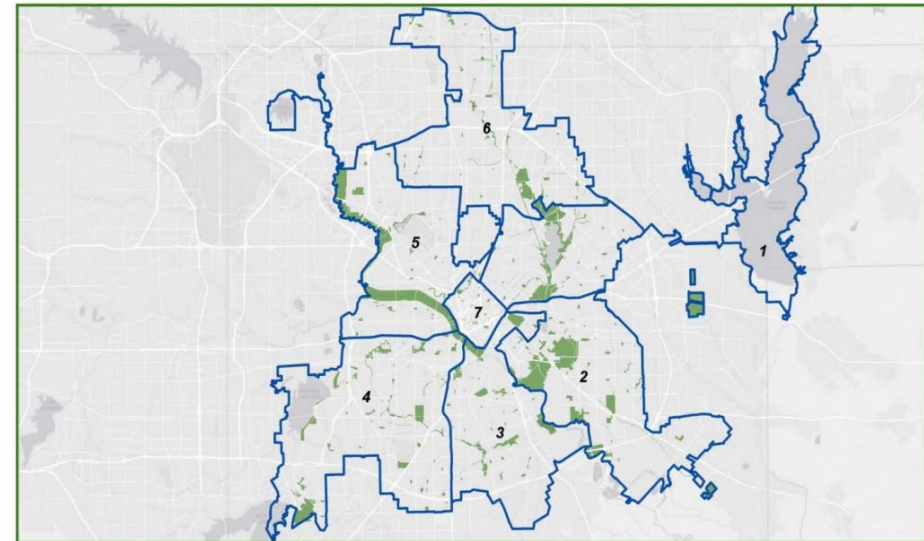
- Ordinance Credits & Offsets
  - Developers may obtain credits to be applied to ordinance requirements
    - Publicly accessible private park up to 100% credit for land dedication
      - 50% credit for non-publicly accessible
    - Recreational amenities – up to 100% for park development fee
      - 50% credit for non-publicly accessible
    - Tree Mitigation – preserving protected trees may meet Article X requirements
    - Conservation Easements – met on acre-by-acre basis
    - Existing dwelling units **DO NOT** count toward comprehensive fee obligations
  - ***No credits have been utilized to-date***

# The Dallas Approach *continued*

- Exceptions
  - Developments enrolled in the "Land Bank" and "Land Transfer" programs administered by the Housing and Neighborhood Revitalization Department (Housing) are EXCEPTED from the Ordinance.
  - Other Affordable Housing developments may be eligible to have some, or all the Ordinance requirements waived by the City Council.
- Appeals
  - All appeals of the Director's decisions shall be appealable to the Dallas Park and Recreation Board
  - Notice of appeal must be made within 15 days of the date of that decision.

# Park Land Dedication Fund

- Ordinance proceeds are to be deposited into a special fund (sub-categorized by zones) for the acquisition or enhancement of park property
  - Current Fund Balance \$1.4M
    - Single Family developments
    - No funds expended
- Dedication Zones
  - Seven (7) Geographical designated areas
  - Revenue generated within a zone must be spent in the same zone
    - Zone Seven (7) exception
    - Abutting exception



Park Nexus Zones

November 12, 2017



# Moving Forward / Next Steps

- Expenditure and Credit allowances Policy
    - Develop guiding principles to support the broad expenditure parameters of the ordinance working through the Administration & Finance Committee
      - Tiered Priority Approach:
        - Tier 1 – Parkland Acquisition
        - Tier 2 – Enhancing Existing Parks
        - Tier 3 – Partnership Opportunities
      - Examine the methodology of applying credits
  - Reporting Protocols
    - DPARD has hired a GIS analyst dedicated to developing Geo-spatial reporting mechanisms to track properties subject to the Ordinance
      - Continue to refine the current financial reporting programs by partnering with our IT partners and revenue collection team
    - Develop communication procedures to keep all stakeholders informed of ordinance impacts
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QUESTIONS?

# Appendix

# Fee Schedule & Dedication Requirement

Comprehensive Fee Schedule				
Type of Development		Fee-In-Lieu	Park Development Fee	Total
○	Single family or duplex	\$762.00	\$403.00	\$1,165.00
○	Multifamily (one bedroom or less)	\$299.00	\$158.00	\$457.00
○	Multifamily (two or more bedrooms)	\$600.00	\$317.00	\$917.00
○	College dormitory, fraternity, or sorority house	\$299.00	\$158.00	\$457.00
○	Hotel and Motel	\$327.00	\$173.00	\$500.00

Land Dedication Requirement Calculation	
Type of Development	Unit of Measurement
○ Single family or duplex	1 Acre per 100 Dwelling Units
○ Multifamily (one bedroom or less)	1 Acre Per 255 Dwelling Units
○ Multifamily (two or more bedrooms)	1 Acre per 127 Dwelling Units
○ College dormitory, fraternity, or sorority house	1 Acre per 255 Sleeping Rooms
○ Hotel and Motel	1 Acre per 233 Guest Rooms

# Affordable Unit Waiver Process

- Waiver Process
  - The developer consults with Housing to determine the level of affordability
  - Housing submits Waiver recommendation to Council on a pro-rata basis so that only the units that are held for households under a certain income limit and are secured with an instrument against the deed would be eligible for the waiver
  - Council votes to approve/deny waiver
  - If approved, Housing submits council action documentation to the Dallas Park and Recreation Department (DPARD) to verify the financial obligation of the developer
  - DPARD submits the expected financial liability amount to Building Inspection for collection



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# **Parkland Dedication Ordinance Overview/Update**

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