

# PARKLAND DEDICATION ORDINANCE REVISION

OCTOBER 3, 2019 COUNCIL AGENDA

## BACKGROUND:

On September 5<sup>th</sup>, 2019 City Council requested City Staff to develop a revision to the City of Leander Parkland Dedication Ordinance in order to seek potential avenues to fund public art. Specifically: 1). Review parkland dedication requirements and consider whether an increase in acreage requirements and fee-in-lieu is appropriate. 2). Expand the authorized uses for parkland dedication fees to include public art in public parks, open space, and public recreation areas.

*Staff is recommending one of three options or a combination thereof:*

**OPTION 1: Section 61(b)(3)(ii) – Increase the Fee-in-lieu payment from \$1050 per Dwelling Unit (DU) to \$1250 per DU.**

Formula based upon a 300 DU Development:

### **CURRENT:**

$300\text{DU}/100 = 5 \times 3.50 \text{ acres} = 10.50 \text{ park acres required}$

$10.50 = 300 \text{ DU} \times \$1050 = \$315,000 \text{ Fee-in-lieu if no parkland provided (MAXIMUM)}$

If a Developer provides less parkland than required (5.25 acres as an example) which creates a deficit of 5.25 acres:

$5.25 \times 28.57 \text{ (DU's per acre)} = 150 \text{ DU's} \times \$1050/\text{DU} = \$157,500 \text{ Fee-in-lieu}$

### **PROPOSED:**

$300\text{DU}/100 = 5 \times 3.50 \text{ acres} = 10.50 \text{ park acres required}$

$10.50 = 300 \text{ DU} \times \$1250 = \$375,000 \text{ Fee-in-lieu if no parkland provided (MAXIMUM)}$

***\$315,000 would be placed in the parkland dedication fund***

***\$60,000 would be placed into the Public Art Fund***

If a Developer provides less parkland than required (5.25 acres as an example) which creates a parkland deficit of 5.25 acres:

$5.25 \times 28.57 \text{ (DU's per acre)} = 150 \text{ DU's} \times \$1250/\text{DU} = \$187,500 \text{ Fee-in-lieu}$

***\$157,500 would be placed into Parkland Dedication Fund***

***\$30,000 would be placed into the Public Art Fund***

\* Must be noted that the majority of Single Family Residential Developments meet and/or exceed their Parkland Dedication requirements

**OPTION 2: Section 61(b)(3)(ii) – keep the existing Fee-in-lieu payment at \$1050 per DU, and dedicate 15% of the fee to the Public Art Fund**

Formula based upon a 300 DU Development:

**CURRENT:**

$300\text{DU}/100 = 5 \times 3.50 \text{ acres} = 10.50 \text{ park acres required}$

$10.50 = 300 \text{ DU} \times \$1050 = \$315,000 \text{ Fee-in-lieu if no parkland provided (MAXIMUM)}$

If a Developer provides less parkland than required (5.25 acres as an example) which creates a deficit of 5.25 acres:

$5.25 \times 28.57 \text{ (DU's per acre)} = 150 \text{ DU's} \times \$1050/\text{DU} = \$157,500 \text{ Fee-in-lieu}$

**PROPOSED:**

$300\text{DU}/100 = 5 \times 3.50 \text{ acres} = 10.50 \text{ park acres required}$

$10.50 = 300 \text{ DU} \times \$1050 = \$315,000 \text{ Fee-in-lieu if no parkland provided (MAXIMUM)}$

$\$315,000 \times .15 = \$47,250$

***\$267,750 would be placed in the parkland dedication fund***

***\$47,250 would be placed into the Public Art Fund***

If a Developer provides less parkland than required (5.25 acres as an example) which creates a parkland deficit of 5.25 acres:

$5.25 \times 28.57 \text{ (DU's per acre)} = 150 \text{ DU's} \times \$1050/\text{DU} = \$157,500 \text{ Fee-in-lieu}$

***\$133,875 would be placed into Parkland Dedication Fund***

***\$23,625 would be placed into the Public Art Fund***

\* Must be noted that the majority of Single Family Residential Developments meet and/or exceed their Parkland Dedication requirements

**OPTION 3: Section 61(c)(1) – Increase Park Development fee from \$400 per DU to \$500/DU. The additional \$100 will be used to directly support Public Art with the planned development. The Public Art Commission will work directly with the developer to determine the type of art desired.**

**CURRENT:**

$300 \text{ DU's} \times \$400/\text{DU} = \$120,000 \text{ for park development}$

**PROPOSED:**

$300 \text{ DU's} \times \$500/\text{DU} = \$150,000$

**\$120,000 for park development within the development**

**\$30,000 for public art within the development**