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Appendix I

Schedule of Required Parkland Dedication & Development Fees

2018

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Schedule of Required Parkland Dedication & Development Fees

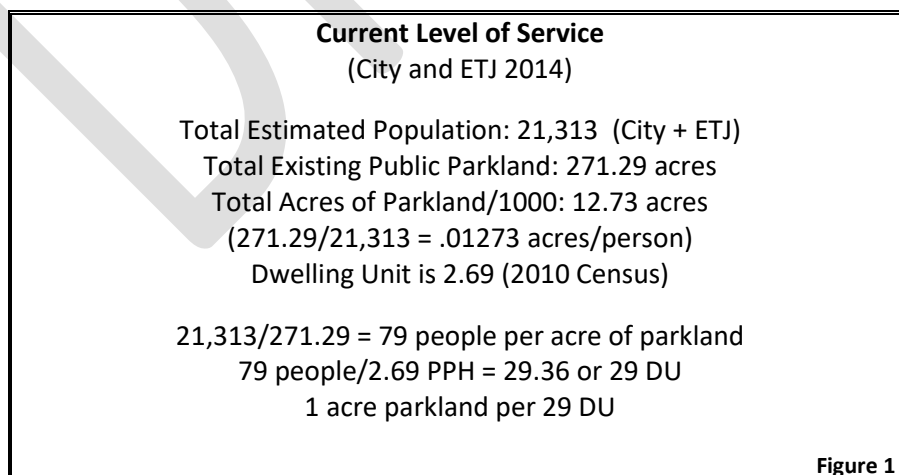
Introduction

The City Council has assessed the need for parkland and park improvements to serve the citizens within the city limits, and the residents of the ETJ who call Dripping Springs home and use its parks. Private parks within existing subdivisions relieve the impact of an increasing number of park users created by growth. The Parks, Recreation and Open Space Master Plan (PROSMP) and Article 28.03 Parkland Dedication and Development Fees of the City Code of Ordinances have carefully considered the impact that new development has on the park and recreation system, creating and establishing a dedication and/or park development fee based upon individual dwelling units (DUE's). The dedication of land and/or funding constitutes an individualized fact based determination of the impact of new living units on the park and recreation system and establishes criteria designed to ensure that new living units bear their proportional share of the cost of providing park and recreation related services. Parkland dedication requirements and park development fee assessments are based upon the mathematical formulas and allocations set forth within this Appendices of Article 28.03. Land dedication and development fees are based on the current level of service for the greater Dripping Springs area (2014). The dedication and fee requirements are subject to change whenever the Parks, Recreation and Open Space Master Plan is updated, whenever the U.S. Census Persons Per Household is revised and/or in conjunction with annual changes in land values or costs for park development.

Parkland dedication and park development fees are established to insure sufficient funding is available for development of parkland (for public and private parks and trails). Development must meet the criteria found in Park Improvement Standards (Appendix II) and Park Facility Equipment Standards (Appendix III) in order to adequately serve the park service area in which the development is located.

Basis for Current Level of Service

According to the 2010 U.S. Census, the average number of persons per owner occupied household in the greater Dripping Springs area is 2.69 persons per household (PPH). Coincidentally, the average number of persons per renter occupied household in the greater Dripping Springs area is 2.69 persons per household. This number is referred to as the Dwelling Unit or DU (Sec. 28.03.005 Definitions). Figure 1 below provides the calculation for currently developed public parkland in the greater Dripping Springs area.



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Rationale for Parkland Dedication and Development Fees - Neighborhood Parks

1. Parkland Dedication - The amount of land to be dedicated for neighborhood park purposes shall be one (1) acre of parkland per 29 DU's (see pg. 1, Current Level of Service).

SINGLE FAMILY

79 people / 2.69 PPH = 29 DU
1 acre per 29 DU

MULTI-FAMILY

79 people / 2.69 PPH = 29 DU
1 acre per 29 DU

2. Park Development Fee – This fee is based on the average cost to develop a three (3) acre neighborhood park or a fifty (50) acre community park that is easily maintainable and provides durable amenities. These appendices provide guidance documents for determining the Applicants responsibility for park development.
 - a. Park Improvement Standards (Appendix II):
 - i. “City of Dripping Springs /ETJ Park Acreage Guidelines”,
 - ii. “Dripping Springs Park Facility Guidelines” and,
 - iii. “Neighborhood Park Amenities and Associated Range of Costs”
 - b. Park Facility Equipment Standards (Appendix III) provides guidelines for the type and quality of equipment best suited for the parks.

Fee Model for Neighborhood Parks

- a. The model for neighborhood parks is based on a three (3) acre park model, serving a 1/2 mile radius (see “Neighborhood Park Amenities and Associated Range of Costs” in Appendix II).
- b. The model serves approximately 1,300 households (DU’s) with an average occupancy of 2.69 persons per household, equating to a service level for up to approximately 3,497 persons.
- c. The model park has an estimated development cost of \$400,260. The equation which determines the cost for development of a neighborhood park is as follows:

$$\begin{aligned} \$400,260/1300 &= 307.90 \times 2.69 = \$828.25 \text{ per DU} \\ &(\$276.08/\text{acre}/\text{person based on 3 acre park}) \end{aligned}$$

- d. The quantity for each amenity required in the model is also found in the “Neighborhood Park Amenities and Associated Range of Costs” adjacent to the amenity, highlighted in parenthesis, and is determined by dividing 3,497 persons by the recommended facility guidelines for that particular amenity in “Dripping Springs Park Facility Guidelines”. The equation example is as follows:

$$\begin{aligned} \text{Benches} - 1 \text{ bench}/400 \text{ people} \quad 3,497/400 &= 8.7 \text{ benches} \\ \text{Therefore, the model refers to a minimum of 8 benches for the park} \end{aligned}$$

- e. Amenities count may be adjusted in accordance with the actual number of DU’s and could have an impact on the actual acreage and cost of the proposed neighborhood park.
- f. The park development budget is required to be equal to or greater than the Park Development Fee required and must be approved by City staff. Park development costs greater than the park development fee are not transferable to other development projects.

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- g. If the improvements are constructed on land that is to be dedicated to the City by the Applicant, or on land that has already been dedicated and/or is owned by the City the process of financial guarantee shall be the same as that found in Chapter 30.2 Guarantee of Public Improvements of the Dripping Springs Code of Ordinances.

Rationale for Parkland Dedication and Development Fees - Community Parks

The “City of Dripping Springs /ETJ Park Acreage Guidelines” (Appendix II) indicates that the current level of service for community parks is 4.39 acres per 1,000 population; and, future guidelines for 2024 indicate a service level of 4.90 acres per 1,000 population. The “Parks Implementation Action Plan” (PROSMP pg.39) indicates that trails, playscapes and open space for activity are high priorities for park users. Existing community park sports fields already struggle under user load by both city residents and residents of the ETJ. This denotes a need to increase minimum acreage for community parks to meet future demand. Parkland dedication shall be established on a model of a minimum of fifty (50) acres (Parks. Recreation and Open Space Master Plan pg. 75) for future community parks so that adequate acreage is available for construction of typical community park amenities meeting the demands of a growing population. In most cases, the City will request that the Applicant provide cash-in-lieu of land and cash-in-lieu of community park development so that the City may purchase land and build community parks. Requirements associated with community park development are as follows:

- 1. Parkland Dedication – The amount of land to be dedicated for community park purposes shall be one (1) acre of parkland per 29 DU; each community park is to be a minimum of fifty (50) acres (see pg.1 of this Appendix).

SINGLE FAMILY

79 people / 2.69 PPH = 29 DU
1 acre per 29 DU

MULTI-FAMILY

79 people / 2.69 PPH = 29 DU
1 acre per 29 DU

- 2. Park Development Fee – This fee is based on the average cost to develop a fifty (50) acre community park that is easily maintainable and provides durable amenities.

Fee Model for Community Parks

- 1. The model for community parks in Dripping Springs is based on a fifty (50) acre park, serving a 2 mile radius.
- 2. The model park has an estimated development cost of \$6,201,616. The quantity for each amenity highlighted in parenthesis by the recommended facility guidelines for that particular amenity is as directed in Park Improvement Standards (Appendix II) and/or in Park Facility Equipment Standards (Appendix III). The equation is as follows:

The population of greater Dripping Springs is approximately 21,313 and is served by two community parks or approximately 10,657 residents per park.

$$\text{\$6,415,459/10,657} = \text{\$602/person}; \text{\$602} \times \text{2.69} = \text{\$1,619/DU}$$

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3. The Applicant will be responsible for paying a cash-in-lieu of land fee based on the number of DU's that are to be constructed.
4. Amenities count may be adjusted in accordance with the actual number of DU's and could have an impact on the actual cost of the proposed community park.
5. The park development budget is required to be equal to or greater than the Park Development Fee required and must be approved by City staff. Park development costs greater than the park development fee are not transferable to other development projects.
6. If the Applicant's proposed development is in a park service area that identifies a future community park, the City may request that the Applicant dedicate land for the park. In that case, an offset may be considered against the required cash-in-lieu of land fee that is required.

Cash-in-Lieu of Land Dedication and Development Option

At the City's option, developers may be required to contribute cash instead of parkland dedication and parkland development and is commonly referred to as "cash-in-lieu". In such instances, the cash-in-lieu amount required is equal to the fair market value of the required parkland acreage for dedication and the cost for park development.

When the city deems the parkland and development proposal to be unacceptable, unavailable, or unsuitable based on the standards established by Article 28.03 for park purposes, or, not in accordance with the Parks, Recreation and Open Space Master Plan, and subject to review by the City Council, cash-in-lieu of land shall be paid into a "park fund" to be established by the CITY. Such money shall be in an amount equal to the value of the amount of parkland acreage and development corresponding to the anticipated DUEs (as calculated under Section 28.03.006).

1. The average price per acre for use in this Article is based on the Parkland Dedication Fee and the Park Development Fee for the park service area in which the development will be located. Fee will be based on the fair market value of land proposed for dedication, as if it were ready to be developed (i.e. zoned for the intended use, with public improvements extended to the site).

Park Development Option in Lieu of Fee for Development

1. An Applicant may at the City's discretion, elect to construct the neighborhood park improvements in lieu of paying the Park Development Fee under the following terms and conditions:
2. A General Park Plan must be submitted to the City Administrator and a concept plan approved by the City Administrator's designee is required upon submission of each preliminary plat or upon application for a building permit, whichever is applicable.
3. Within twelve (12) months from the date of said submission or application, the Applicant shall submit detailed plans and specifications in compliance with the approved Concept Plan to the City for review and approval.
4. All plans and specifications must be in accordance with the Parks, Recreation and Open Space Master Plan and shall meet or exceed Appendix II Park Improvement Standards and Appendix III Park Facility Equipment Standards in effect at the time of the submission.
 - a. Cost estimates for construction shall be determined by Applicant and reviewed by the City staff; this estimate must meet or exceed the fee required in Section 28.03.007 Parkland Methodology B. herein.

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- b. If the improvements are constructed on land that is to be dedicated to the City by the Applicant, the process of financial guarantee shall be the same as that found in Chapter 30.2 Guarantee of Public Improvements of the Dripping Springs Code of Ordinances.
- c. If the improvements are constructed on land that has already been dedicated and/or is owned by the City the process of financial guarantee shall be the same as that found in Chapter 30.2 Guarantee of Public Improvements of the Dripping Springs Code of Ordinances.

Reimbursement for City Acquired Parkland

- a. The City may from time to time acquire land for parks in or near an area of actual or potential development. If the City does acquire parkland in a park service area, the City may require subsequent parkland dedications for that park service area to be Cash-in Lieu-of-Land only. This will be to reimburse the City for the cost(s) of acquisition. Once the City has been reimbursed entirely for all such parkland within a park service area, this Section shall cease to apply and the other Sections shall again be applicable.

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