

Park Dedication Park Development Programs

DENTON PARKS AND RECREATION DEPARTMENT

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Background

- Ordinance 98-039
- Chapter 22, Article III, Section 22-33 to 22-42 – Park Dedication
- Park Dedication – the allocation of land for the development of a park
- Park Development – the allocation of funding for park improvements
- Provide recreational areas as part of the planning and development process
 - Applies to new residential subdivisions
 - Neighborhood / community parks directly benefiting residents of a development
 - Keep pace with growth
 - Keep pace with need
 - Conveys cost to the user

Park Dedication

Formula based:

- 2.5 acres per 1,000 population
 - Minimum 5 acres
- Person per housing unit
 - Single family 2.8 persons / unit
 - Multi-family 1.8 persons / unit

$$\frac{(2.5 \text{ acres}) \times (\text{Number of Units}) \times (\text{Person} / \text{Unit})}{1,000 \text{ Population}}$$

= land to be dedicated

- Half-mile to one mile radius
- Allows for alternatives – approval / criteria
 - Fee in lieu land dedication
 - Private parks
 - Constructed parks
 - Combination of fee and land
- Imposed at preliminary plat
- Due prior to release of final plat

Park Development

Formula based:

- Assumes \$208,000 for improvements to a 5 acre park
- Fixed dwelling unit fee
 - Single family \$291
 - Multi-family \$187
- Half-mile to one mile radius
- Funding cannot be used for maintenance and operation costs
- Imposed at application of building permit
- Due prior to issuance of building permit

(Dwelling unit fee) X (# of Units)

= Development fee assessment

Current Funding

Description	Total Revenues Allocated	Total Revenues Spent	Total Revenues Remaining
Park Dedication	\$2,038,876.35	\$442,211.84	\$1,596,664.51
Park Development	\$4,014,651	\$1,372,316	\$2,642,335

Considerations

- Original ordinance
 - No updates
- Distance parameters
 - Limits use of funds
 - Drives use rather than need / planning
- Administrative complexities
 - Tracking / mapping funds
 - Identification of available funds
 - Appropriate expenditure of funds

Considerations

- Legal standard
 - Rough proportionality
 - Connection between imposed requirements on development and park use projected as a result of the development
 - Individual approach – benchmarking / comparables / national standards not accepted as basis for methodology of assessment
 - Operationalized as a city's current level of service
- Inclusion of factors
 - Park type
 - Usage
 - Willingness to travel

Recommendation

- Comprehensive review and update of current ordinance
- Professional service contract
- Analysis
 - Population
 - Park acreage
 - Park type
 - Usage
 - Travel distances
- Development method of assessing park dedication and development fees
 - Current level of service
 - Ensure legal compliance
 - Driven by need and strategic planning
- Estimated cost \$55,000 / 4-5 months to completion

Discussion and Direction

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