



Developer Park Partnership Strategies

2022 - 2023

Session Four

Let's make sense of it all

Agenda

Presentation – What have we learned so far? (15 min)

- Limitations of dedication requirements
- Role of alternate (private) park managers and public access criteria
- Equity considerations

Discussion Questions (60 min)

1. What are the most frustrating limitations with your city's dedication requirements and what would you like to see change (including acquisition requirements, development fees, infill vs greenfield, inter-agency processes)?
2. Feedback on a proposed set of criteria for classifying 'privately'-managed parks as 'public access' for purposes of 10MW calculations and other park planning efforts. Includes parks managed by special districts, BIDs, HOAs, or other property managers.
3. What is the role of dedication requirements in addressing equity concerns, such as through expanding the idea of 'nexus', employing community benefit agreements, or affordable housing credits?

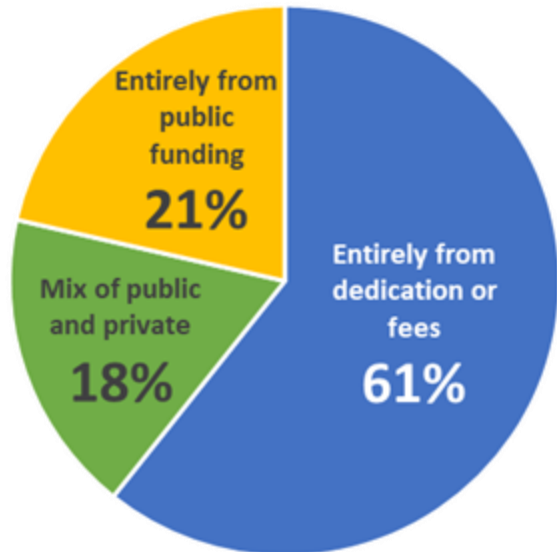
Limitations of dedication requirements

The intent of dedication requirements are to prevent existing residents from being ‘harmed’ by a city’s growth – i.e. new developments should pay for the development of their public infrastructure, including parks.

However, in most cases, it appears that this is not the case

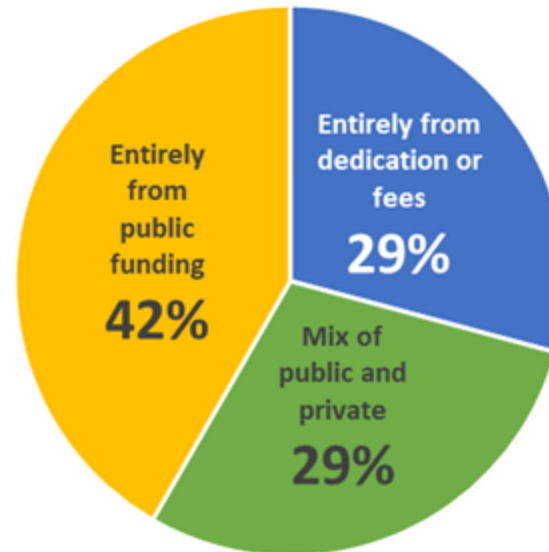
Acquisition Sources, New Parks

28 randomly selected parks, 2000 - 2015



Construction Sources, New Parks

24 randomly selected parks, 2000 - 2015



Are parks keeping up with population growth?

12 cities, mid 1990s - mid 2000s



Most common limitations to increasing access

Limitations

Poor quality of dedicated land

- % of land in floodplains and max slope
- Frontage and ADA accessibility
- Proximity to other parks, amenities, or hazards

Insufficient dedication or acquisition fees

- Calculated acreage is too small for agency to accept
- Requirements lack flexibility for alternatives, such as trails, greenways, rooftops, plazas
- Fees too low to acquire land

Insufficient development or development fees

- Missing from dedication requirements or limited by state regulations
- Design standards don't reflect community needs

Limited staff capacity and inter-agency collaboration

- Lack of systems to track where fees are being collected and spent
- Planning and parks/rec are not aligned

Potential Changes

Increase requirements or fees

- Increase requirements on quality of dedicated land
- Increase amount of land or fees to be collected for acquisition
- Increase development requirements or amount of fees to be collected for development

Incentivize

- Incentivize housing near existing parks; re-allocate fees towards park development
- Incentive zoning negotiations

Alternate management approaches

- Enable other public agencies to manage smaller parcels that Parks/Rec doesn't want
- Private (e.g. HOA) or special district/BID management
- Invest in data tracking and adjust planning processes

Alternate, localized, management entities

Type	Examples
Special Districts <ul style="list-style-type: none">Effectively a way for developers to finance park development, with costs paid back through special assessment paid by property ownersOften also provides basic landscaping services, with limited recreational amenities (those may be provided through separate district)	Colorado cities – Metro Districts Austin – Public Improvement Districts
Business Improvement Districts (BIDs) <ul style="list-style-type: none">Primarily focused on maintaining public spaces once built, funded by special assessment on property owners	Washington DC – Capital Riverfront BID, NOMA BID
Homeowners Associations <ul style="list-style-type: none">Primarily focused on maintaining parks once built, funded by annual membership fees	Numerous (Lexington’s presentation)
Property manager <ul style="list-style-type: none">Includes office parks, urban commercial or residentialPrimarily focused on managing property once built, funded by rents.	New York City - POPS
Other entities <ul style="list-style-type: none">Schools, Museums, Churches, Universities, Land Trusts	

Defining public access for alternate management

- ✓ Welcoming signage – indicates open to public and who is responsible for management
- ✓ Entrance and/or signage is visible from street; access is not restricted such as gated community or private building with key access
- ✓ Included in public list or map of 'public' parks and city actively maintains this list
- ✓ Same standards for maintenance and allowed uses as city's public parks, including hours open to public

Optional: Make it fun with logo or design competition



Equity considerations

Question 1: 'Do no harm' principle

- *Are dedication requirements helping your city keep up with providing park access to residents of new developments without reducing resources allocated to less-resourced parts of the city?*

Question 2: Regional approach

- *Are dedication requirements helping your city both keep up with new development and allocate additional resources to where they are needed the most?*

Question 3: Privatization of public space

- *Does the increased reliance on other private or quasi-public entities to manage parks increase public access to parks or lead to a path of haves and have nots?*

Question 4: Displacement

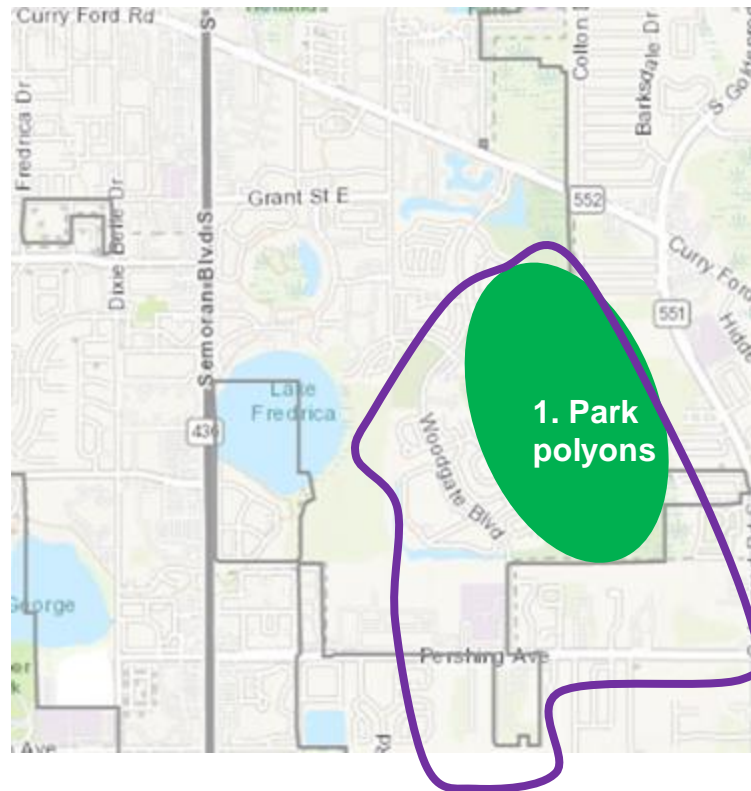
- *Does the development or park financing hinge on value capture mechanisms, such as tax-increment financing, that would likely lead to displacement through increased property values without proper mitigation?*

Equity considerations

Equity Consideration	Tactics
'Do no harm'	<ul style="list-style-type: none">• Update dedication requirements
'Regional'	<ul style="list-style-type: none">• Adjust geographic radius in which fees can be spent, including considerations for equity criteria and staying within 'nexus' principle
'Privatization'	<ul style="list-style-type: none">• Implement public access criteria
'Displacement'	<ul style="list-style-type: none">• Affordable housing credits• Community benefit agreements

Call for Volunteers: Spatial Analysis

- We are looking for volunteers who have, or can develop, spatial data of private parks in your city*
- We'd run two or three 10MW scenarios for your city and use that as basis for discussion in the final session.
- **If interested, reach out to Kirsten Mickow, Kirsten.Mickow@tpl.org by next week**



*Requirements

1. Polygons of all private parks, including access or type attributes
2. For private parks with restricted geographic access, provide boundary (e.g. HOA boundary from tax records)

Thank you!

Next session

July 12:

How can we communicate park access metrics in cities with significant number of residents served by private parks (e.g. HOAs)?



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