

# Park Land Dedication Manual



City of New Braunfels Parks & Recreation  
Department  
5/14/2018

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# EXECUTIVE SUMMARY

Just as utilities, trash collection and public safety are all public services essential to a thriving community, parks are critical to establishing and maintaining the quality of life in New Braunfels, encouraging healthy lifestyles, and contributing to the economic and environmental well-being of our community. Every two years, the City of New Braunfels conducts a community-wide citizen survey to gauge our residents' opinions about public service and their local government. In 2017, we learned that:

- ✓ 90% of respondents visited a local park in 2016.
- ✓ 62% of all respondents felt outdoor recreation opportunities were very important to their quality of life.
- ✓ 93% of all respondents rank our City parks as good to excellent.
- ✓ 88% of all respondents rank the New Braunfels natural environment as very good to excellent.
- ✓ 80% of all respondents rank recreational opportunities as very good to excellent.

Clearly, we know that parks and outdoor recreational opportunities are important to our community. But as the city grows, so does the pressure on the city's parks. If we do not continually improve or expand our existing parks, and find opportunities to create new ones, then the same number of parks must serve more and more people.

But why do parks and outdoor recreation matter? Why should residents, businesses and the development community care?

- Parks improve the local tax base and increase property values. Research has proven that private property values increase the closer such land is located to a public park. This increase in private property value due to the proximity to parks increases property tax revenues and improves local economies.
- Parks and protected public lands are proven to improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, produce habitat for wildlife, and provide a place for children and families to connect with nature and recreate outdoors together.
- Parks are a tangible reflection of the quality of life in a community. They provide identity for citizens and are a major factor in the perception of quality of life in a given community. Parks and recreation services are often cited as one of the most important factors in surveys of how livable communities are.
- Parks provide gathering places for families and social groups, as well as for individuals of all ages and economic status, regardless of their ability to pay for access.

## BACKGROUND

Park land dedication ordinances have a long legal history in the U.S. and in Texas. They were created by municipalities as a means to acquire land and funding for parks in newly developed areas of a community. The intent of a park land ordinance is to ensure that as land is subdivided for residential development, the impact new residents will have on the operations and maintenance of the City's existing park system is fiscally recognized. The ordinance requirements are a condition of residential development and are assessed through the platting process.

Park land dedication ordinances require a formula for the park land requirement and park development fee calculations. These formulas consider current population, current levels of service, and the current cost of land and construction. These values help to establish the three elements of a park land dedication ordinance: 1.) the land requirement, 2.) the fee-in-lieu of land dedication, and 3.) the park development fee.

The City of New Braunfels first Park Land Dedication and Development Ordinance was passed in 2006. Since that time, population, land values, and other costs associated with park development have increased; therefore, it is incumbent on the City to periodically review the ordinance for currency.

## ORDINANCE OVERVIEW

First, the new Ordinance amends the way the City accounts for new growth and its impact on the park system. The Ordinance calculations are based off the current population estimates, market value of land and construction costs of the most recently built parks in the City. This type of formula allows the requirements and fees to reflect the current rates with the status of the market at the time of development.

The new Ordinance follows a methodology widely accepted by park and recreation and planning professionals. It is defensible in a court of law. But more importantly it accurately reflects New Braunfels' current level of service, cost of land, and costs of construction and incorporates that into the basis for park land requirements and applicable fees. Just like the 2006 Ordinance, it includes a park land dedication requirement, or a fee in-lieu-of land dedication option; and the park development fee.

Residential subdivisions are required to dedicate land (1) acre of park land for every 168 dwelling units. If the park land requirement cannot be satisfied the developer shall pay a fee in-lieu-of land (\$208 per dwelling unit). Combined with this requirement is a park development fee (\$2,038 per dwelling unit) used to construct parks with the land dedicated or with land acquired through in-lieu-of land fees. These are fees based on what it costs the City to build a park per acre. Fees in-lieu-of land dedication and park development fees are one tool the City uses to acquire and develop new park land in order to maintain the existing level of service based on the new population as a result of new development.

All revenues from the ordinance will be placed in the park development fund based on four established park districts. The revenues will be used for land acquisition, park development and construction in the applicable district it was collected. These funds cannot be used for the

operation and maintenance of city parks. The Parks & Recreation Strategic Master Plan will guide the identification of service levels needed for park land acquisition and construction.

The new Ordinance does not reimburse for the in-lieu-of land fee but recognizes the value and contribution of a development that chooses to invest in its own private park and provides a reimbursement for a portion of the park development fees, if certain park amenity standards are met (detailed later in this manual.) Previously known as “credit for private park land” the new Ordinance allows for reimbursement of 75% of the park development fees paid to the City. The intent to retain 25% of the park development fees acknowledges that new residents will generate an impact to the existing park system.

This manual was created to aid in the implementation of the new Ordinance. It explains the ordinance requirements, the process required for each stage, and explains the park standards and requirements for park land dedication and development to satisfy the new Ordinance. The Manual clarifies the City Council’s policy direction that private parks seeking reimbursement of park development fees must meet the City’s public park standards and requirements.

Finally, the new Ordinance includes a review of the ordinance every three (3) years. Previously there was no review. It changes the time frame from ten (10) to seven (7) years in which the City must expend the park funds.

#### CONCLUSION

The City’s parks, rivers and open space are central to the high quality of life and environment for those who live, work, and play in New Braunfels. Furthermore, the City’s park system adds to the overall economy and attraction for new development. Thus, the park system should grow through planned investments that ensures that as the city grows the park system meets the needs for new residents. Park land requirements and fees are one mechanism to provide fiscal sustainability for the new growth. The new park land dedication and development ordinance achieves this and ensures that the regular review is provided to continue to successfully plan for future parks as the community grows.

Finally, the City is interested in collaborating with the development community to identify parcels of land that are suitable for park development. Pre-development meetings are a good place to discuss with City staff the location for public park through land dedication. Please do not hesitate to contact the Park Development Manager to discuss opportunities.

## **DEFINITIONS**

**Neighborhood/Community Parks.** Parks providing for a variety of outdoor recreational opportunities serving neighborhoods in New Braunfels.

**Community Parks.** Generally, between 10 to 75 acres are located within one-mile to three-mile of the majority of the residences to be served, may be linear in nature, **Dwelling Unit.** A building structure used as a home, residence or sleeping place by one or more persons.

**Extraterritorial Jurisdiction (ETJ).** A 3.5-mile radius around the city limits where services can be provided.

**Neighborhood Parks.** Generally, between three (3) to 10 acres, are located within a one-mile radius from a majority of the residences to be served, may be linear in nature, **Park land Level of Service Standard (LOS).** A tally of current park acres and facilities serving residents.

**Population.** Include the estimated population of the city within the city limits and the extraterritorial jurisdiction.

**Private Park.** Owned, managed, and maintained by a property or home owner's association.

**Public Park.** Owned, managed, and maintained by the City of New Braunfels.

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# ORDINANCE OVERVIEW

## **APPLICABILITY**

The 2018 Park Land Dedication Ordinance applies to all new residential subdivision applications within the city limits and the ETJ. Non-residential use is exempt. The following new subdivision development must comply with ordinance requirements:

- Single-family dwelling units (2-family, townhomes);
- Multi-family dwelling units (apartment, condominiums); and
- Mixed-use residential.

Master plans and plats approved prior to the passage of the new ordinance must comply with the 2006 Ordinance.

Subdivision developments under a planned development agreement or other development agreements must meet or exceed the requirements of the ordinance.

Non-residential use developments are exempt from the ordinance.

## **PARK LAND DEDICATION & FEE METHODOLOGY**

The Ordinance requires residential land development to dedicate land for public neighborhood/community parks. In order to accurately determine the park land dedication requirements and the appropriate fees, three basic values are used:

1. Population
2. Park land level of service (LOS)
3. Cost of park development/construction

The 2016 population estimates from the U.S. Census and ESRI as determined in the approved 2017 Parks Strategic Master Plan is 91,611 or 2.85 residents per household (HH). The population is based on residents within the city limits and the ETJ. The population of the ETJ is included because the City's platting ordinance applies to the ETJ.

Total park land in the City is 429.25 acres (including cemeteries). There are 4.69 acres of park land per 1,000 residents. The goal of the park land dedication ordinance is to maintain the existing level of service. Total acreage for neighborhood/community parks is 190.95 acres (current LOS). Total acreage for regional parks is 130 acres (current LOS).

The Ordinance focuses on the level of service for neighborhood/community and regional parks and only uses those specific levels of service to calculate the land requirement. The ordinance includes a formula for both neighborhood/community and regional parks.

Park land dedication and fees cannot be more than the current level of service; therefore, park land goals, such as the one set for the in the approved 2017 Parks Strategic Master Plan (11 acres per 1,000) cannot be used to establish the dedication requirements or fees. The pre-determined values provide an accurate requirement for park land dedication and fee in-lieu-of land using the following calculations.

The fee in-lieu of park land is based on a cost per acre. The previous ordinance set the cost per acre at \$15,000. A 2015 appraisal review was conducted to determine the average cost of land sales in the City of New Braunfels. The cost of land ranged from \$30,000-\$40,000 per acre, this was evaluated in each park district. Staff uses the median cost of \$35,000 per acre of land, which is less than \$1/sq. ft.

## **Park Land Requirements & Fee In-Lieu-Of**

### 1. Land Requirement

To determine park land requirements, first take the population and divide by the current level of service for neighborhood/community parks to establish the number of residents per acre. Then take the number of residents per acre and divide by the residents per household (HH) for the maximum number of dwelling units per 1 acre of neighborhood/community park land.

$$91,611 \div 190.95 = 480 \text{ residents per acre}$$

$$480 \div 2.85 \text{ (HH)} = \mathbf{168 \text{ dwelling units per acre}}$$

### 2. Fee In-Lieu-of Land Requirement

To determine the fee in lieu of land, use the \$35,000 per acre of land and divided by the number of dwelling units.

$$\$35,000 \div 168 = \mathbf{\$208 \text{ fee per dwelling unit}}$$

## **Park Development Fee**

The ordinance is intended to establish a sustainable fiscal mechanism to support public park improvements in new neighborhood/community and regional parks as well as additional amenities to existing neighborhood/community and regional parks. The park development fees are based on the construction costs per acre and the number of dwelling units per acre.

Any park developed publicly or privately will vary in costs depending on size, amenities and the land type. For the purposes of this Ordinance, staff evaluated existing parks and recent park construction costs to determine typical costs for park project to determine the cost per acre. The cost to construct a neighborhood (2-5 acres) or community park (10-15 acres) five (5) acre park was \$1,609,083 and \$5,138,589, respectively. The development cost per acre was used for both neighborhood/community and regional parks. The cost per acre is a moderate estimate using the higher construction cost of \$5,138,589 and the higher park acreage of 15 acres. These estimates do not include the cost of land.

Park Development Cost (to determine fee for development)

To determine the maximum fee the cost of construction is divided by the dwelling units per acre.

$$\$342,500 \div 168 = \mathbf{\$2,038 \text{ fee per dwelling unit}}$$

<b>Combined Maximum Fee: \$2,246 per dwelling unit</b>
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**The following is the fee and implementation schedule approved by the City Council on May 14, 2018:**

	YEAR 1		YEAR 2		YEAR 3	
Phase In %	75%		85%		100%	
<b>Neighborhood/community park</b>						
Fee in-lieu-of	\$	208	\$	208	\$	208
Fee for park development	\$	1,528	\$	1,732	\$	2,038
Combined fee per dwelling unit	\$	1,736	\$	1,940	\$	2,246

**Fees effective on August 13, 2018 (90-days from city council approval) with a submitted plan or plat application.**

**GENERAL GUIDELINES**

**Pre-Development Meetings**

The developer or its representative, should utilize a pre-development meeting to discuss with PARD staff their ideas and options for satisfying the requirements of the Ordinance. At this meeting the developer should provide PARD staff with a proposed park exhibit including location, park land and floodplain or drainage acreage; and any additional information that may be available such as:

- Any environmental survey information;
- Tree survey; and/or
- Slope analysis

This information provides staff with a better idea if the land is suitable for park land dedication.

**Applications for Master Plans, Preliminary or Final Plats**

The developer or its representative, must submit the following:

- Park Land Dedication Worksheet;
- Plats must include the park location, park acreage and park type (public/private and neighborhood/community and/or regional) and the appropriate plat note. Standard plat notes are provided; and
- A *Letter of Intent* that details how the development will comply with the ordinance: pay fees (no park); public park construction and dedication; or private park. If a private or public park is to be constructed, the park location should be indicated with a general idea of the park design and when the park will be constructed.

- Prior to recordation of the unit in which the park will be constructed, park design documents must be submitted and approved showing park details including park location and size, park elements; and when the park will be constructed. Per the Park Land Ordinance, all private parks should be constructed no later than prior to the application of the final unit.

If these items are not provided in the application the application cannot be accepted and is considered administratively incomplete.

The in-lieu-of land and park development fees are due at the time of recordation and may be submitted in the form of a cash deposit of the full fee required.

Residential developers have a few options to satisfy ordinance requirements:

1. Pay all the fees – fee in-lieu-of and park development;
2. If acceptable to the City, dedicate land to the City and build a public park; or
3. Pay fee in-lieu-of park land dedication, build a private park and request for 75% refund for park development fees.

#### **LAND REQUIREMENTS**

The land requirements listed in the ordinance are the same requirements the City would consider when evaluating a new parcel of land for public park development.

- (a) Park land requirements will be no less than two (2) acres of contiguous land or the total park land required by Appendix B, or whichever is greater.
- (b) Land parcels that are unsuitable for development are typically unsuitable for a neighborhood park, and therefore should be selected prior to a subdivision being platted and acquired as a part of the development process.
- (c) Park sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them.
- (d) Must be located within one-mile from all residences and the distance should be uninterrupted by roads or free from physical barriers that would prohibit walkable access to the park.
- (e) Where feasible, park sites should be located adjacent to schools to encourage shared facilities and joint development of new sites, access ways may be required to facilitate access to the park.
- (f) Sites should not be severely sloping or have unusual topography which would render the land unusable for recreational activities.
- (g) Must not exceed a 20% grade on more than 50% of the land.
- (h) Park must be centrally located with connectivity to looped trails and if feasible citywide hike and bike trail.
- (i) At least twenty-five percent (25%), or proportionate to the size of the park, of the perimeter of a park abut a public street.
- (j) Park must be adjacent to a street for ease of pedestrian, bike or parking accommodations.

- (k) No more than two (2) sides of the park may abut the rear of homes.
- (l) Park must include at least visible, attractive and suitable means of ingress and egress proportionate to the size and amenities in the park.
- (m) The site should not be encumbered by overhead utility lines or easements of any type which might limit the opportunity for park and recreation development.
- (n) Where appropriate, sites with existing trees or other scenic elements are preferred and may be reviewed by the City's Urban Forester to make recommendations.
- (o) Rare, unique, endangered, historic or other significant natural areas will be given a high priority for dedication pursuant to this article. Areas that provide an opportunity for linkages between parks or that preserve the natural character of the surrounding environment may be required by the city to be included in the park land dedication. Park should have well-drained and suitable soils and level topography.
- (p) Consideration will be given to land that is in the floodplain or may be considered "floodable" even though not in a federally regulated floodplain if, due to its elevation, it is suitable for park improvements. At the discretion of the City, land in floodplains may be considered as part of a dedication requirement on a three for one (3:1) basis. That is, three (3) acres of floodplain will be equal to one (1) acre of park land or not more than 50% shall be allowed in a floodplain.
- (q) Detention/retention areas may not be used to meet dedication requirements but may be accepted in addition to the required dedication. If accepted as part of the park, the detention/retention area design must meet specific specifications in the City's Drainage Manual.

#### **PRIVATE PARK IMPROVEMENT REQUIREMENTS & STANDARDS**

All park facilities and improvements, whether a public park or a private park shall be designed and installed to meet the minimum standards of public parks. All parks, private or public, should be constructed concurrently with the first unit, or a specified unit, or prior to the application of the final unit. All parks, public or private, must submit a park site or construction plan.

#### Private Park Credit

The developer may be eligible for a rebate of up to 75% of park development fees if the construction of a private park meets the requirements herein.

#### Applying for Private Park Credit

1. Contact the City's Planning and Community Development Department and PARD for a pre-development meeting.
2. If the park land idea or concept is agreeable to PARD staff, the developer should submit a letter of intent and worksheet with master plan and/or plat application.
3. Staff suggests the developer meet with PARD staff prior to any resubmittal to review park land exhibits for park elements, construction, and location.
4. PARD staff will provide a letter indicating private park may be eligible for rebate.
5. Park design must be reviewed by the Park Development Manager prior to the platting of the first unit if a multi-phased development.

6. Site plans or construction plans must be submitted to PARD prior to the final plat application.

#### Park Improvement Requirements & Standards

In conjunction with the land requirements, the ordinance requires that private parks meet the following requirements:

1. Yards, court areas, setbacks and other open areas required to be maintained by the zoning and subdivision rules and regulation ordinances shall not be included in the computation privately-owned and maintained by the future residents of the subdivision or by the owner of the rental facility.
2. Private ownership and maintenance of the private park and open space is adequately provided for by recorded agreement, covenants or restrictions.
3. Use of the private park is restricted for park and recreation purposes by recorded covenant, which runs with the land in favor of future owners of the property and which cannot be defeated or eliminated without the written consent of the city or its successors.
4. Facilities must be similar or comparable to what would be required to meet public park standards and recreational needs as set forth in Section 118-62 and 118-65 and the Park Land Dedication Manual, City Drainage Manual, and other national, federal, state and local laws.
5. Eligible private park improvements include various active and passive outdoor amenities.
6. Private park design must be reviewed and approved by the Director of Parks and Recreation prior to the platting of the first unit, if a multi-phased development.
7. Private park must include at least three (3) signature elements(s), two (2) complementary park elements and include the standard park improvements.
8. The cost of construction for private parks must meet or exceed the full park development fee per dwelling unit.

#### Park Amenity Guidelines

The following is a list of potential amenity options and combinations for a neighborhood/community park. This is not an exhaustive list, but rather a menu of options that are typical for a neighborhood/community park. This is provided to help identify options and create a successful HOA park. Each year new trends in parks and recreation equipment or amenities become available and may be considered as an amenity option. In general, a neighborhood/community park should have a range of active and passive options that can serve multiple users. Private parks should consider amenities that are appropriate for the end users and factors such as ongoing and long-term maintenance.

#### Signature Amenity Examples (Minimum of 3 required)

- Children's play area with single play structures for ages 2-5 and/or 5-12 ages with shade structure, and seating.
- Inclusive play equipment
- Covered family picnic pavilion (2- 4 tables; 1 ADA)

- Regulation sport court (basketball, pickle ball, volleyball, or tennis with lights for safety)
- Fishing pond (stocked, signage, seating, pier)
- 1-mile 10' concrete trail that connects to citywide trails with benches, signage, and pet and waste receptacles), where appropriate
- Amphitheater or event lawn space
- Water recreation (pool, splash pad, or another similar amenity)
- Restrooms
- Sculpture garden (commissioned artist(s) required)
- Outdoor classroom (nature or species-related)
- Outdoor exercise stations or climbing wall structure
- Skate or bike park
- Permeable walkways or parking

Complementary Amenity Examples (Minimum of 2 required)

- A 10' wide concrete trail perimeter trail generally ¼ mile
- Gazebo on concrete pad
- BBQ grills (4 or more depending on the size of the park)
- Swing sets
- Table top game
- Gathering spaces such as landscaped lawn/turf for multi-use (may not exceed ¼ of the total park area); plazas, or picnic areas
- 9-hole disc golf
- Dog park (with separate areas for large and small dogs)

Standard Improvement Examples (all; amounts may vary per acre depending on the size of the park)

- Water fountain on concrete pad (1 per acre, ADA)
- Trash receptacles on a concrete pad (2 per acre or more if near a body of water)
- Pet waste stations on concrete pad (2 per acre or more if near a body of water)
- Benches on a concrete pad (under shade, near water fountain, vistas, art or play area)
- Trees, landscaping and shrubs as buffers or transitions between park improvements

Private Park Rebate

1. Before a rebate may be approved, the following must occur:
  - a. All invoices and copies of checks paid toward the construction of the private park must be submitted to PARD staff.

- b. A site visit by PARD staff, which allows staff to document the private park improvements.
  - c. The Developer must provide an affidavit stating the cost of private park improvements meet or exceed the required full park development per dwelling unit fees required from Appendix B.
2. If these items have been properly submitted in accordance with the requirements , within 30 days PARD staff will submit a letter to developer notifying them of approval.

**PARK IMPROVEMENT STANDARDS**

All improvements and equipment shall be in accordance with Park Land Dedication Manual – Park & Facility Equipment Standards.

Required Improvement	Minimum Standard
Grading & Drainage	Site improvements necessary to ensure that the park drains appropriately and is free from standing water. Minimum of. 5% grade on any open spaces. No slope of any turf or landscape area shall exceed 3:1.
Playground	Commercial grade, IPEMA certified, and conforms to ASTM F187. Fall surface IPEMA certified and conform to ASTM F1292. Equipment must meet the following park and facility standards: <ul style="list-style-type: none"> <li>1- A minimum Limited Warranty of 15 years for metal members and plastics.</li> <li>2- All metal members must be powder-coated steel with five (5) inch diameter posts.</li> <li>3- Playground border must be permanent material consisting concrete or natural stone.</li> <li>4- Fall surface must be engineered wood fiber, synthetic turf, pour-in-place rubber or a combination of these.</li> </ul>
Playground Shade Structure	Soft or hard shades must cover at least 75% of the playground fall surface area. Limited 20-year non-prorated warranty on call commercial share fabric and Teflon stitching against cracks, tears, material breakdown or significant fading as direct result of UV exposure. Limited 1-year warrant on all moving parts, surface coat finish, or any other product or part not covered by one of the above warranties.
Site Amenities	Minimum of six (6) benches, four (4) picnic tables, two (2) pet waste stations using the Mutt-Mitt style bags and one (1) drinking fountain. Amenities must be steel, powder coated, and have one (1) ADA table.
Shade Structure	Gazebo or pavilion with concrete slab and picnic tables. Shade must be minimum of 20'X20' square or 400 sq ft in any other shape. Minimum of four (4) square, four-seat or two (2) rectangle two-seat picnic tables.
Walking/Multi-purpose Trail	Minimum 10 feet in width Trails near homes should be at least 10' from residential property lines. Trails can connect to existing City trail system and required sidewalks. All material types must be placed on a compacted sub-grade with at least 95% density. No slopes greater than 5% and no cross slop greater than 2%. Trails requires a concrete surface, five (5) feet of right-of-way on either side of the trail, and meet other

	requirements set-forth in Greenway Trail Standards. Must be ADA compliant.
Practice Field	Minimum one (1) acre set aside for practice space in the form of one (1) large open space or a combination of smaller spaces with no single space being smaller than 10,000 sq ft. Space(s) must be leveled and have a maximum slope of 2% in any direction. Total area(s) must be irrigated with an automatic underground irrigation system laid out with head-to-head spacing. The space(s) must be solid sod with a Hybrid Bermuda of an appropriate variety for sports such as Tif 419 or TifSport. Must also include at least two (2) chain-link fenced backstops placed as to allow the most flexibility for the space(s).
"Street Trees" and Shade Trees	"Street Trees" shall be planted within the first twenty feet (20') of the park site behind the right-of-way and spacing shall be one (1) tree per forty linear feet (40'). The remainder of the park shall be planted at a ratio of one (1) tree per 5,000 square feet of remaining gross park area. All trees must be irrigated. All tree irrigation zones shall be independent of any turf or planting bed zones. All trees must be shade trees selected from the City's approved list and be a minimum of two inches (2") in caliper size at time of planting. Parks must attempt to any retained, healthy, existing hardwood tree that is surveyed.
Park Signage	Owners choice, but if park will ultimately be transferred to the City of New Braunfels, the monument must follow the wayfinding standards established by the City. City will provide text for Park Rules Signs.
Basketball Court	Minimum 1/2 size of UIL standard with at least two (2) goals. Concrete court with alkyd surfacing and lines for baselines, free throw line(s) and the "lane".
Tennis Court	Minimum one (1) regulation court including six (6) foot perimeter fence, net windscreens, and court surfacing/stripping. Fenced concrete with alkyd surfacing and all lines necessary for a regulation court.
Sand Volleyball	Minimum one (1) regulation court including net and sand that meets specifications. Net(s) must be adjustable with metal poles that are either galvanized or powder-coated for durability. Sand must be minimum 12" deep and free from rocks and other debris.
Additional Walking/Nature Trail	Additional walking trail constructed of concrete other materials must be approved by Parks Director. Minimum six (6) feet in width. All material types shall be placed on a compacted subgrade with at least 95% density and pass ADA inspection.
Disc Golf Course	Nine (9) Hole Disc Golf Course including baskets and appropriate tee markers and rules signage. Permanently installed Commercial quality baskets.
Dog Park	Minimum 1/2 acre fenced area. Dog Park must be leveled and have a maximum slope of 5% in any direction. Total area(s) must be irrigated with an automatic underground irrigation system laid out with head-to-head spacing. The space(s) must be solid sodded with a Hybrid Bermuda of an appropriate variety for heavy use such as Tif 419. Shall also include four feet (4') high chain-link perimeter fence.

Fitness Equipment	Outdoor Fitness Equipment installed in a grouping at start or end along the walking trail. All equipment must be institutional or commercial grade and compliant with ASTM F2277 Standard Test Methods for Evaluating Design and Performance Characteristics of Selectorized Strength Equipment, ASTM F1749 Standard Specification for Fitness Equipment and Fitness Facility Safety Signage and Labels, ASTM F2216 Standard Specification for Selectorized Strength Equipment and ASTM F2276 Standard Specification for Fitness Equipment.
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**EXAMPLE: 300 DWELLING UNITS (SINGLE-FAMILY DETACHED)\***

NEIGHBORHOOD/COMMUNITY PARK (168 DU per 1 acre of park land)

Park Land Requirements: 1.52 acres of park land is required to sustain the current LOS for neighborhood/community Park, but this is less than the required two (2) acres for land dedication. The developer has several choices:

**Fee In-lieu-of land = \$208**

**Park development fee (Year 1) = \$1,528**

**OPTION 1. Dedicate the 2 acres (or what is required whichever is greater) build public park improvements.**

Fees in-lieu-of land:	\$ 62,400
<u>Development Fee:</u>	<u>\$458,400</u>
Total fees	\$520,800
Net to Park Fund	\$ 0 + New Public Park

**OPTION 2. Build a private park of at least 2 acres (or what is required whichever is greater) and request credit up to of the park development fees.**

Fees in-lieu-of land:	\$ 62,400
<u>Development Fee:</u>	<u>\$458,400</u>
Total fees	\$520,800
<u>75% Rebate</u>	<u>\$343,800</u>
Net to Park Fund	\$114,600 + new private park

**OPTION 3. Pay the fees in-lieu-of land and pay the park development fees. Cash required upfront at recordation of plat.**

Fees in-lieu-of land:	\$ 62,400
<u>Development Fee:</u>	<u>\$343,800</u>
Net to Park Fund	\$406,200

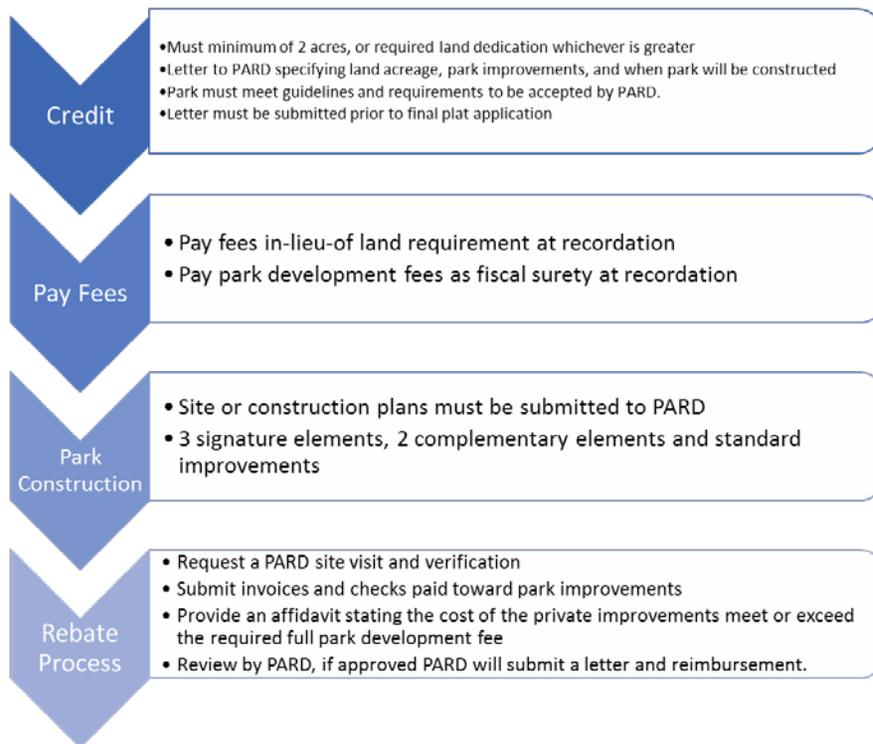
\*In a multi-phased development fees would only be required per unit or phase. If the park is in Unit 1 and has 75 homes, the following fees would be required at plat recordation of Unit 1:

Fees in-lieu-of land:	\$ 15,600
<u>Development Fee:</u>	<u>\$114,600 (credit may apply)</u>
	\$130,200 due at time of recordation

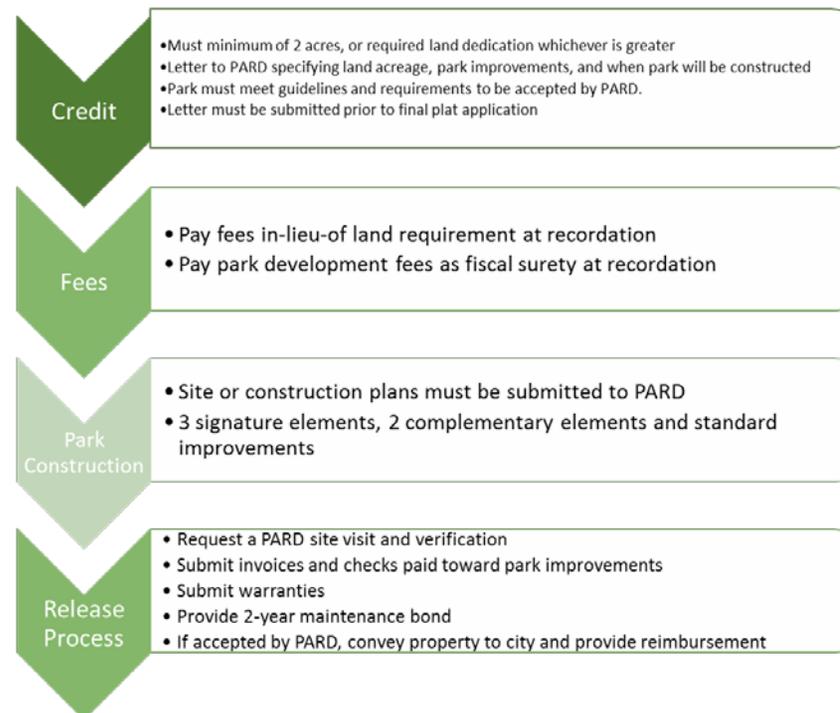
If park is completed and approved prior to the application for Unit 2 then 75% of the park development fees would be eligible for rebate. Fees in-lieu-of land would still be required for future units.

# Park Land Dedication & Development Process

## Private Park Process



## Public Park Process





## Park Land Dedication Worksheet

**Project Name:**

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**Location:**

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**Applicant:**

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**Email:**

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**Phone:**

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**What type of development is this? Select all that apply.**

- Residential (detached single family)
- Residential (2-family)
- Residential (commercial)
- Residential (multi-family)
- Other, please describe:

Does this subdivision have 2 or more acres for public park land dedication? If yes, please describe the terrain and the location of the public park land.

Does this subdivision have 2 or more acres for a private park? If yes, please describe the terrain and the location of the private park and potential amenities and who will maintain the private park.

Please list number of dwelling units.

Master Plan: \_\_\_\_\_

Unit 1: \_\_\_\_\_

Unit 2: \_\_\_\_\_

Unit 3: \_\_\_\_\_

TOTAL: \_\_\_\_\_

## **Plat Requirements & Notes for Park Land Dedication & Park Development Ordinance**

With the submission of the master plan or preliminary/final plat the developer, or its representative, must submit the Park Land Dedication and Park Development Worksheet, a letter of intent to comply with the ordinance, and identify the park location, type, and acreage on the plat with the appropriate plat note.

### Plat Notes

- **Commercial Development Plat Note**  
*Non-residential use subdivisions are not subject to Park Land Dedication and Development requirements. However, at such time that any dwelling units are constructed, the owner of the lot shall contact the city and comply with the ordinance for each dwelling unit.*
- **Master Plan and Preliminary Plats approved prior to September 11, 2006 (non-recorded instruments)**  
*This subdivision is subject to the 2006 City of New Braunfels Park Land Dedication and Development Ordinance. This plat is approved for \_\_\_\_ dwelling unit per buildable lot where fees are due at the time of platting. At such time that additional dwelling units are constructed; the owner of the lot shall contact the city and comply with the ordinance for each dwelling unit.*
- **Final Plats approved prior to September 11, 2006**  
*This subdivision is subject to the 2006 City of New Braunfels Park Land Dedication and Development Ordinance. This plat is approved for \_\_\_\_ dwelling unit per buildable lot with a maximum of \_\_\_\_ buildable lots. At such time that additional dwelling units are constructed; the owner of the lot shall contact the city and comply with the ordinance for each dwelling unit.*
- **Master Plan and Preliminary Plats approved after to August 13, 2018 (non-recorded instruments).**  
*This subdivision is subject to the 2018 City of New Braunfels Park Land Dedication and Development Ordinance. This plan/plat is approved for \_\_\_\_ dwelling unit per buildable lot where fees are due at the time of final plat recordation. At such time that additional dwelling units are constructed; the owner of the lot shall contact the city and comply with the ordinance for each dwelling unit.*
- **Final Plats after to August 13, 2018**  
*This subdivision is subject to the 2018 City of New Braunfels Park Land Dedication and Development Ordinance. This plat is approved for \_\_\_\_ dwelling unit per buildable lot with a maximum of \_\_\_\_ buildable lots. At such time that additional dwelling units are constructed; the owner of the lot shall contact the city and comply with the ordinance for each dwelling unit.*