

Credits toward the Parkland Obligation



Santana Row Chess Set Picnic Area

Overview of Presentation

- Overview credits against the parkland obligation (takes away from the gross)
- Existing Housing
- Affordable Housing
 - Low
 - Moderate Income/IHO
- Stormwater Detention Facilities
- Private Recreation amenities (separate presentation)



Recreation Room - Fitness Center "The Pierce"
<https://www.thepierce.com/gallery/community-amenities/>

Parkland Obligation



- Applies to residential projects
- 3 acres/1,000 new residents added
- SJMC Chapters
 - 14.25 (Park Impact) and
 - 19.38 (Parkland Dedication) Ordinances

Fulfilling the Parkland Obligation



Newhall Neighborhood Park

The City prioritizes land acquisition as the primary means to meet the obligation.

If land dedication is not feasible, the parkland obligation can be met by:

- Payment of park impact in-lieu fees equivalent to the acreage of land required, or
- Construction of new or rehabilitation of existing public recreational amenities, or
- A negotiated combination of these methods

Affordable Housing

On Site Deed Restricted Low Income
Affordable Housing



First Community Housing at Roosevelt Park (80 units)

A 50% credit is applied towards each eligible unit
(not the whole obligation)

Moderate Income Units that meeting
Inclusionary Housing (IHO) Requirements



50% credit for each unit provided to meet IHO requirements.

These credits can be combined with other credits.

Credits towards the Parkland Obligation

(continued)

Credit for existing units



The project can receive a credit for existing units (based on housing type per unit)

Stormwater Detention Facilities



Credit is applied as square footage toward the amount of required parkland acreage

Q&A

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