The following information was compiled in 2012 for purposes of understanding the requirements of adjacent jurisdictions.

**CITY OF ARVADA, CO**

**Jurisdiction Definition of Parks/Open Space**

Parks, trails and open space areas shall be defined as any parcel of land, including ponds and lakes that are donated, dedicated or acquired for public use as a park, trail or open space. Park structures or facilities shall be defined to include but not limited to athletic fields, tennis courts, playgrounds, shelters, picnic areas, horseshoe courts, equestrian facilities, shuffleboard courts, golf courses, outdoor theaters, buildings, gymnasiums and swimming pools.

**Land Dedication Requirement or Fee-In-Lieu (Parks/OS)**

The owner/developer of land is required to convey to the city in fee simple not less than ten (10) acres per thousand (1000) population projected for the development of such land or pay to the city the cash equivalent of the fair market value of the land otherwise required to be dedicated.

1. Density Factor X Total Dwelling Units Proposed/ Divided by 100 = Required Acreage Dedication
2. Required Acreage Dedication X Per Acre Land Value = Cash Fee-in-Lieu

Density Factor:  
SFD = 2.66 persons, SFA = 1.82 persons  
MF = 1.70 persons, Senior = 1.50 persons

**Cash-in-Lieu Option**  Yes

**Formula**  
Fair Market Value of land otherwise required to be dedicated: Currently $333K/ac

**Park Improvement Fees**  
$1,469.75 per single family dwelling unit (2013)  
$1,234.59 per multi-family or single family attached dwelling unit (2013)

**Actual Achievement**  
Population: 107,702  
Trails: 32 miles  
Developed Parks: 619 AC  
Open Space: 1,318 AC

**Source Information/Jurisdiction Contact Information (2013 Update)**

- City of Arvada Website
- City of Arvada - Community Development Department
- 2012 Park and School Fees
CITY OF AURORA, CO

Jurisdiction Definition of Parks/Open Space

Parks include eight (8) general types: 1) small urban, 2) pocket, 3) neighborhood, 4) district, 5) community, 6) large urban, 7) special use and 8) regional. Each is designed to service a select geographic area and compliment other park classes in a hierarchical manner. Each type of park is largely differentiated by its primary purpose, service area, level of development and type of user. “Open space” refers to those sites whose primary purpose is for preservation or conservation with limited recreational uses. The majority of these sites are covered with non-irrigated, native vegetation. Classifications within this category include preservation and conservation areas. Special use, cultural and historic sites may fall into this category if their primary function is compatible with these criteria. Trail corridors may be considered developed if they do not include irrigated landscape improvements.

Land Dedication Requirement or Fee-In-Lieu (Parks/OS)

3.0 acres per 1000 residents for Neighborhood Parks
1.1 acres per 1000 residents for Community Parks
7.8 acres per 1000 residents for Open Space, other park uses and trails.

Cash in Lieu Payments are based on Current Market Values and must be approved by Dept. Staff. Section 5, Page 23: Aurora Parks and Open Space Dedication and Development Criteria Manual (2008, 2nd Edition)

Cash-in-Lieu Option: Yes

Formula: Based on Current Market Value; must be approved by staff

Park Improvement Fees:
- 2.65 persons/ SF unit
- 2.50 persons / MF unit
- 1.58 persons/active adult unit

Park construction costs are calculated based on:
- $125,250 per acre for Neighborhood Park land
- $ 99,750 per acre for Community Park land

Actual Achievement:
- Population: 332,354
- Parks and Open Space: 10,156 Acres

Source Information/Jurisdiction Contact Information (2013 Update)
- City of Aurora Website
- City of Aurora Development Handbook
- TPL Website
CITY OF BOULDER, CO

Jurisdiction Definition of Parks/Open Space
“Parks and recreation uses” means uses which include playfields, playgrounds, athletic facilities, and golf courses, which are owned by a public agency, a neighborhood or homeowners association and are operated for the benefit of the residents of the community, neighborhood or homeowners association.

Land Dedication Requirement or Fee-In-Lieu (Parks/OS)
No land dedication requirements.

Cash-in-Lieu Option No
Formula No
Park Improvement Fees Park and Recreation Impact Fees: $3,022 per single family housing unit (SFD, SFA & MH)

Actual Achievement Parks: 60 Parks
Open Space: 45,000 AC Trails: 145 Miles

Source Information/Jurisdiction Contact Information (2013 Update)
- City of Boulder Website
- Judah Gaioni Project Specialist, city of Boulder, Planning and Development Services-plandevelop@bouldercolorado.gov
BOULDER COUNTY, CO

Jurisdiction Definition of Parks/Open Space

Formal Definition Requested.

Land Dedication Requirement or Fee-In-Lieu (Parks/OS)

The standard for required park dedications is 25 acres per 1000 occupants for residential areas and/or up to three percent of the total land utilized for commercial, industrial, or other nonresidential areas. Where a trail alignment is required as a condition of approval, and where the total land set aside for such trail exceeds the required dedication amount, then the land designated as trail land shall be reserved for future acquisition by Boulder County.

Cash-in-Lieu Option

Yes

Formula

In lieu of a dedication of sites and land areas, the Board of County Commissioners, after review by the Planning Commission and with advice from the potential receiving body, may require payment of a sum of money not exceeding the full market value of such sites and land areas or combination of such land dedication and such payment.

A. The applicant, at the option of the Board after advice from the potential receiving body, may pay Boulder County cash-in-lieu of land dedication in those cases where the dedication of land is unacceptable.

1. Payment shall be based on the market value, to be determined after completion of the platting process, of the entire property as it is valued after platting.

2. A proportionate amount of this value shall be assigned to any parcels or properties requested by Boulder County for public use.

3. If required, property values shall be established by appraisal, provided in the first instance by the applicant, and accepted by the Board of County Commissioners.

4. Minimum payment for cash-in-lieu of land dedication shall be $500 for any required dedication.

5. Any payments shall be placed in designated Boulder County maintained interest bearing escrow accounts.

B. Combination of Dedication and Cash-in-lieu

1. The applicant, at the option of the Board after advice from the potential receiving body, may meet the dedication requirements of this Article 7 through a combination of cash-in-lieu and land dedication in those cases where a portion of the dedication of land is unacceptable.

2. The value of the combination of both the land dedication and the cash-in-lieu of land shall not exceed the full market value of the total required dedication of sites and land areas.

3. Full market value shall be established in accordance with the provisions of Section 7-1307(A)(1), above.

Park Improvement Fees

Information Requested

Actual Achievement

Population: 107,702
Trails: 110 miles
Developed Parks: 619 AC
Open Space: 35,000+ AC

Source Information/Jurisdiction Contact Information (2013 Update)

• Boulder County Website
• http://www.bouldercounty.org/doc/landuse/lucodearticle07.pdf
CITY OF BRIGHTON, CO

Jurisdiction Definition of Parks/Open Space

Park: An area permanently dedicated for recreation, aesthetic, educational or cultural use and generally characterized by its natural and landscape features. It may be used for both passive and active forms of recreation and may also be any size.

Open Space: Any parcel or area of land or water essentially unimproved with any residential, commercial or industrial uses and dedicated or reserved for public and/or private use and enjoyment, including agricultural, recreational, scenic or environmental purposes. Open areas may include farmland and agricultural uses and natural areas, including but not limited to meadows, forested areas, steep slopes, flood plains, hazard areas, unique geologic features, ridgelines, unique vegetation and critical plant communities, stream corridors, wetlands and riparian areas, wildlife habitat and migration corridors, areas containing threatened or endangered species and archeological, historical or cultural resources, trails, buffer zones, community separators and greenbelts.

Land Dedication Requirement or Fee-In-Lieu (Parks/OS)

Local Parks and OS:
Three (3) acres per one thousand (1,000) population for local neighborhood parks and open space exclusive of school sites. Total dwelling units proposed (or lots for single-family housing units) within the development X 2.96 persons per household.

Community Parks and OS: three (3) acres per one thousand (1,000) population for local neighborhood parks and open space exclusive of school sites. When the project location is not within the vicinity of a community park, the developer shall be required to pay a fee in lieu of land dedication equal to a rate of three (3) acres per one thousand (1,000) population based upon the fair market value of the unimproved land as zoned for urban development.

Cash-in-Lieu Option
Yes

Formula
Equal to rate of (3) AC per 1,000 Population based upon fair market value

Park Improvement Fees
Each project shall be required to pay a park development fee based upon the number of units (or lots) proposed within the development. The City Council may request all commercial and industrial projects to pay a park development fee up to twenty percent (20%) of the fair market value of the unimproved land as zoned contained within the project site

Actual Achievement
Population: 34,069
Parks/OS: 960 AC
Trails: 27 miles

Source Information/Jurisdiction Contact Information (2013 Update)
- City of Brighton Website
Jurisdiction Definition of Parks/Open Space

“Open lands” is an umbrella concept that encompasses three subsidiary designations: Park/Recreation Areas, Open Space, and Other Open Lands. Park/recreation areas are the most intensively developed and used types of open lands. They may contain open turf areas for passive recreation, playing fields, hard courts, picnic areas, restroom facilities, and other improvements. Open space areas are parcels intentionally protected from development and set aside for unstructured recreation and the appreciation of natural surroundings. They may contain trailheads and trails, fishing facilities, wildlife viewing areas, and other facilities that support uses compatible with site resources and conditions. Other open lands include golf courses, water detention areas, and other facilities that are maintained by the city and county but are neither strictly parks nor open space.

Land Dedication Requirement or Fee-In-Lieu (Parks/OS)

Gross Density x 2 + 5 = percent of land to be dedicated
Recommended distribution by component:
- Parkland: 16 AC/1,000 persons, including up to 5 AC of joint school park facilities
- Open Space: 8 AC/1,000 persons
- School Land Dedication for elementary schools, per district requirement
- Public land dedication cap of 25% gross land area

Cash-in-Lieu Option: Yes

Formula

Subject to approval by city council. If the city council so determines, the subdivider shall pay to the city, in cash, an amount based upon the average market value of the land to be dedicated, as required in section 16-28-120, in lieu of land dedication. The fee shall be negotiated with the subdivider, and if the city and the subdivider fail to agree on the value of the land, such value shall be fixed by a real estate appraisal by one or more qualified appraisers acceptable to both the subdivider and the city. The cost of the appraisals shall be paid by the subdivider.

Park Improvement Fees: None

Actual Achievement

Population: 55,889
City-Owned OS: 2,403 AC
Cons. Ease: 371 AC
Boulder/Broomfield IGA
Joint OS: 2,421 AC
Public Park/Rec: 696 AC
Golf Course: 665 AC
Trails: 80 miles

Source Information/Jurisdiction Contact Information (2013 Update)
- City/County of Broomfield Website
- Peter Dunlaevy, Open Space and Trails, city and county of Broomfield, pdunlaevy@broomfield.org
COMMERCETHORNTON, CO

Jurisdiction Definition of Parks/Open Space
Park property means any and all public recreation lands, waters or facilities owned, leased or operated by the city, including, but not limited to, all city parks, trails and open space, all city recreation facilities and the Buffalo Run Golf Course.

Land Dedication Requirement or Fee-In-Lieu (Parks/OS)
Residential Development Dedication = Three percent (3%) x square feet of usable land area

There is no fee-in-lieu for private park dedication.

Cash-in-Lieu Option No

Formula No

Park Improvement Fees
Fee for public parks, trails, and recreation facilities. This fee is in addition to the private park land dedication above. Land located within Commerce City (based on the following equation):

Per Square Foot for Residential Uses [(45,364/12,000) x .09] x SF

Per Square Foot for All Other Uses [(45,364/12,000) x .05] x SF

Actual Achievement
Population: 46,941
Parks and Open Space: 700 acres
Trails: 27 miles

Source Information/Jurisdiction Contact Information (2013 Update)
- Commerce City Website
- Commerce City Community Development - Phone (303) 289-3683 / Fax (303) 289-3731
  http://www.c3gov.com
CITY OF FORT COLLINS, CO

Jurisdiction Definition of Parks/Open Space

Parks, recreation and open lands shall mean natural areas as described in the Natural Areas Policy Plan, parks and recreation facilities as described in the Parks and Recreation Policy Plan whether such facilities are owned or operated by the city or by another not-for-profit organization, environmental interpretation facilities, outdoor environmental research or education facilities, or public outdoor places.

Land Dedication Requirement or Fee-In-Lieu (Parks/OS)

None

Cash-in-Lieu Option

Yes

Formula

Fees are based on unit size.
Refer to http://www.colocode.com/ftcollins/municipal/chapter7-5.htm#articleV

Park Improvement Fees

Tiered fee structure for parkland and improvements is based on size of residential unit:

- Community parkland fees range from $1,023 to $2,385 depending on size of unit
- Neighborhood Parkland fees range from $920 to $2,142 per unit

Actual Achievement

- Population: 151,330
- Parks: 875 Acres
- Open Space: 34,500 Acres
- Trails: 95 Miles

Source Information/Jurisdiction Contact Information (2013 Update)

- City of Fort Collins Website - Fort Collins Municipal Code and Charter
CITY OF LAKEWOOD, CO

Jurisdiction Definition of Parks/Open Space

**Park:** A public area of land intended for indoor or outdoor active or passive recreational uses and all ancillary uses, or for open space.

**Open Space:** Areas on a lot, or combination of lots, that are designed and intended for the use and enjoyment of residents and or the use and enjoyment of the public in general, and that are not occupied by primary or accessory structures, automobile parking spaces, parking aisles, or driveways. Open space may include walkways, pedestrian paths, plazas, natural and landscaped areas, playgrounds, improved roof tops, detention that is integrated into landscaped areas, and other similar amenities designed specifically for active or passive use.

Land Dedication Requirement or Fee-In-Lieu (Parks/OS)
All residential developers shall provide a minimum of five and five-tenths acres of park area per one thousand anticipated population or cash in lieu thereof.

For purpose of these calculations, the anticipated population of each residential dwelling unit shall be two and five-tenths persons per dwelling unit.

There is no fee-in-lieu for private park dedication.

**Cash-in-Lieu Option** Yes

**Formula**

A. All land and/or fee requirements in lieu of land for subdivisions and other residential development shall be met at the time of platting. A letter of credit, not to exceed one year in length, may be substituted for the fee requirement at the time of platting.

B. If the Director of Community Resources determines that a land dedication in accordance with this chapter would not serve the public interest, the Director of Community Resources may require payment of a fee in lieu of the dedication or may require dedication of a smaller amount of land than would otherwise be required, and payment of a fee in lieu of the portion not dedicated. The amount of the fee shall be the fair market value of the land which would otherwise be dedicated; however, the total fee shall not exceed an amount equal to seven hundred dollars per unit.

C. In the event that a fair market value cannot be determined by mutual agreement between the Director of Community Resources and the developer, the fair market value of the zoned, unplatted, and unimproved land shall be determined by an independent party, being a qualified appraiser who shall be mutually agreed upon by the Director of Community Resources and the developer. The independent party shall be a Member of the Appraisal Institute (MAI) or the Society of Real Estate Appraisers (SRA). The developer and the city shall each pay one-half the cost of the appraisal.

D. Fees in lieu of a land donation shall normally be required when the dedication formula would result in parkland of three acres or less.

**Park Improvement Fees** None

**Actual Achievement**

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<thead>
<tr>
<th>Category</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>144,406</td>
</tr>
<tr>
<td>Parks</td>
<td>7,162 Acres</td>
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<tr>
<td>Open Space</td>
<td>810.91 Acres</td>
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<tr>
<td>Trails</td>
<td>188 Miles</td>
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</table>

Source Information/Jurisdiction Contact Information (2013 Update)
- City of Lakewood Website - Lakewood Municipal Code
JURISDICTION DEFINITION OF PARKS/OPEN SPACE

Parks: Park lands and irrigated detention areas within residential areas.

Open Space: An area of land that is kept in or returned to its natural state to protect or preserve wildlife habitat, to protect, preserve, or enhance wetlands, or to provide, preserve, or support view, vista or wildlife corridors. Open space may include agricultural uses and natural features located on a site, including, but not limited to, meadows, forested areas, steep slopes, floodplains, hazard areas, unique geological features, ridgelines, unique vegetation and critical plant communities, stream corridors, wetlands and riparian areas, wildlife habitat and migration corridors, areas containing threatened or endangered species and archeological, historical and cultural resources.

LAND DEDICATION REQUIREMENT OR FEE-IN-LIEU (PARKS/OS)

All residential subdivisions shall reserve land for public parks according to the LACP, or dedicate land, or pay fees in-lieu of dedication, for the purpose of providing a proportionate share of public parks, greenways, and open space. All dedications for parks, greenways, and open space shall comply with the standards stated in section 15.05.040, “Open Space,” of this development code.

CASH-IN-LIEU OPTION

Yes

FORMULA

In all cases where the cost of a local improvement is assessed wholly or in part upon the real property within the district, the cost shall be assessed in proportion to the special benefit received. Such assessment may be made in a frontage, area, zone, unit or other equitable basis according to special benefits, as determined by the city council. Two or more methods of assessments for different kinds of improvements may be included in a single district.

PARK IMPROVEMENT FEES

Community and Neighborhood parks are funded by the Park Improvement Fund which is comprised of park improvement fees paid by home builders. The fee is paid at the time of application for building permits. Only new residential housing units pay this fee. A new Interim Park Fee was established in October 2012 with a sliding fee scale. Longmont’s Park Improvement Fee is one of the most progressive in the state using actual costs for land, and past project costs (design and construction) as the basis for the fee. It is considered an Impact Fee, so can only be used for expansion to the existing park system. The 2012 interim park improvement fee is $4,470 for single family detached residential, and $2,193 for other residential. This fee will be reevaluated with the Parks, Recreation and Trails Master Plan study currently underway. The 2012 park improvement fee amount prior to this interim update was $5,253.

ACTUAL ACHIEVEMENT

Population: 87,712
Parks: 2,350 Acres
Trails: 93.6 Miles

SOURCE INFORMATION/JURISDICTION CONTACT INFORMATION (2013 UPDATE)

• City of Longmont Website - http://www.ci.longmont.co.us/parkmasterplan/documents/LongmontParksRecTrailsMPPublicDraft041213Web1.pdf
CITY OF THORNTON, CO

Jurisdiction Definition of Parks/Open Space

Park (Pocket, Neighborhood, Community): This classification includes all park lands within residential areas.

Designated Open Space: Designated open space areas are parcels intentionally protected from development and set aside for unstructured recreation and the appreciation of natural surroundings.

Open Land: This classification includes all trail corridors outside designated parks and open space areas, irrigated or non-irrigated detention areas maintained by the city, undeveloped future park, recreation and open space land currently owned by the city.

Land Dedication Requirement or Fee-In-Lieu (Parks/OS)

10 improved acres per 1,000 residents for parks, open space, and trails

Cash-in-Lieu Option: Yes

Formula: $1.50/SF for Residential; $3.00/SF for Commercial

Park Improvement Fees

Dedicated land shall be improved in accordance with recreation design guidelines, landscape standards incorporated in Thornton’s Development Code and Standards and Specifications for Design and Construction of Public Improvements, and the Parks and Open Space Master Plan. At its discretion, the city may collect a park development fee from the developer and construct improvements on land dedicated to meet PLD requirements, rather than requiring the developer to construct improvements.

Actual Achievement

Population: 121,211
Parks: 707.5 Acres
Designated Open Space: 927.7 Acres (includes areas not open to public)
Open Land: 544.5 Acres (includes areas not open to public)
Off-Street Trails: 117 miles

Source Information/Jurisdiction Contact Information (2013 Update)

• 2012 City of Thornton Parks and Open Space Master Plan Update
CITY OF WESTMINSTER, CO

Jurisdiction Definition of Parks/Open Space
The city of Westminster’s park and recreation system consists of a broad range of parklands, open spaces, golf courses, libraries and recreation facilities. The city administers and maintains 54 developed parks, ranging in size from 0.7 acres to 2,327 acres, for a total of over 2,964.64 acres of park and undeveloped park land (excluding golf courses). In recent years, the city has also acquired several open space parcels in drainageways and as environmental conservation or view preservation areas.

Land Dedication Requirement or Fee-In-Lieu (Parks/OS)
The city requires that land be dedicated by developers of residential projects for parks and other public users. Residential developers are required to dedicate 12 acres per 1,000 projected future residents.

Developers pay a cash-in-lieu fee if land is not donated. The fee is based on the amount per acre paid for the property.

Trail Program: Developers are required to install at their expense any trails shown on the city’s official trail plan, which cross their property.

Cash-in-Lieu Option: Yes

Formula: Fee is based upon the amount per acre paid for the property

Park Improvement Fees
Park Development Fees:
- SFD: $1,753 per unit
- SFA: $1,427 per unit (under 8 dwelling units/AC)
- MF: $1,169 per unit (over 8 dwelling units/AC)

Actual Achievement
- Population: 107,967
- Trails: 75 miles
- Developed Parks: 2,929 AC
- Open Space: 2,557.53 AC
- Conservation Easements: 385.39 AC

Source Information/Jurisdiction Contact Information (2013 Update)
- City of Westminster Website
- City of Westminster - Planning and Community Development Programs; Department of Community Development March 2011
- Sarah Washburn, RLA, City of Westminster Department of Parks, Recreation and Libraries swashbur@CityofWestminster.us