

FEE SCHEDULE 6

PARKS, RECREATION & OPEN SPACE DEPARTMENT

Effective 1-1-21

When residential development occurs in the city, its impact on the park and open space system is generally twofold – both additional park land and park facilities will be needed to serve new residents. Development is required to mitigate those impacts with **land dedication and park development**. Please refer to the Parks, Recreation and Open Space Dedication and Development Criteria Manual (see Appendix C) for a more detailed description.

A. Land Dedication

The land dedication obligation can be met in one or a combination of the following two ways:

- 1) dedicate land onsite; or
- 2) cash payment in-lieu of dedicating land (at the discretion of the city manager).

If the second option is approved, the cash-in-lieu payment is based upon the market value of property within the subdivision as fully developed, with all attendant infrastructure, in accordance with the land uses approved for the subdivision.

B. Park Development

The park development obligation can be met in one or a combination of the following two ways:

- 1) construct parks onsite; or
- 2) cash payment in-lieu of constructing all or a portion of the required developed park land.

If the second option is approved, fees are calculated by multiplying the city’s per-acre park construction cost(s) by the acreage(s) of park land that will be developed by the city.

C. Current Requirements

Land dedication and park development requirements are derived from: 1) the projected population created by a development, 2) the amount of land needed to serve that population and 3) the current park construction costs.

1. Projected population is calculated based on:	2.65 persons per single family dwelling unit 2.50 persons per multi-family dwelling unit 2.02 persons per dwelling unit in a transit station area 1.58 persons per dwelling in an active adult community
2. Park land dedication required is calculated based on:	3.0 acres per 1,000 residents for Neighborhood Parks 1.1 acres per 1,000 residents for Community Parks 7.8 acres per 1,000 residents for Open Space, other park uses and trails*
3. Park construction costs are calculated based on:	\$178,032 per acre for Neighborhood Park land \$178,923 per acre for Community Park land

***Qualified infill development and development within transit station areas are exempt from the Open Space requirements**