



# Broomfield Open Space, Parks, Recreation and Trails Master Plan Appendix I

## Comparison of Colorado Local Government Requirements for Parks, Trails, and Open Space

PREPARED FOR:  
City and County of Broomfield  
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Appendix I: Comparison of Colorado Local Government Requirements for Parks, Trails, and Open Space  
*Updated: July 28, 2003*

<b>Jurisdiction In alphabetical order (Information date)</b>	<b>Land Dedication Requirement (Parks/Open Space)</b>	<b>Park Improvement Fees</b>	<b>Common or Private Open Space Requirements for Residential Development</b>	<b>Contact For more information</b>
Arvada (Aug. 2001)	<p><b>Parks:</b> 10 acres per 1,000 population</p> <p><b>Trails:</b> Must dedicate land for mapped trails (can be credited against 10 acre standard)</p>	\$1,000 park development fee per SF unit	<p>With some limited exceptions, minimum of 10-30% of gross land area in SFD developments must be set aside as private open space (Very low density projects have requirements up to 60%); percent varies according to location in mapped "character districts" from city's comp plan: in the "suburban community character district," the percent is 10%; in "auto-urban" and "urban" community character districts, the percent is 15%; in "estate" character district, the percent is 20%; and in the "countryside" community character districts, the percent is 25%. Residential PUDs must set aside a minimum of 35%, unless otherwise negotiated in the PUD. Note: Lands dedicated for public parks and trails are credited toward the minimum percentages required.</p>	
Boulder* (Aug. 2002)	Unknown - more research necessary.	<p>Detached DU - \$1,579</p> <p>Attached DU - \$1,053</p>	<p>Most projects are done as PUDs. For multi-family, 40% of site must be landscaped. For Single-family PUDs, all open space is negotiated. Must end up with 1-2 pocket parks for every 200 homes. No standards for Single-family by right.</p> <p>Residential Buildings 35' - 44' in height: 15% of total land area must be used for open space</p>	

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			Residential Buildings 45' + in height: 20% of total land area must be used for open space	
Boulder County (Feb. 2002)	<b>Park:</b> 25 acres per 1,000 occupants for residential and up to 3 percent of total land for commercial, industrial, and other nonresidential uses.			
Brighton (Sept. 2002)	<b>Parks:</b> 3 acres per 1,000 population for neighborhood parks and open space; 3 acres per 1,000 for community parks and open space;  <b>Open Space:</b> 15 acres per 1,000 population (for community greenbelts, trails, natural areas, etc.)	\$600 per dwelling unit for neighborhood parks. City may request commercial and industrial projects to pay a park development fee up to 20% of the fair market value of the unimproved land as zoned to provide recreational opportunities for those employed in Brighton.	(adopted new Residential Design Standards in May 2000): The city chose not to adopt a specific set-aside percentage for open space because of a long-standing policy of having all open areas accessible to the general public. Instead, the city increased their land dedication requirements to a total of 21 acres per 1,000 person for the purposes of neighborhood and community parks (total 6 acres) and public open space (total 15 acres). In addition, however, every 75 acres or 250 dwelling units (whichever is smaller) of new residential development must contain a "neighborhood feature," which may be a dedicated neighborhood park improved with amenities/features designed for all	Holly Snook (303) 655-2158

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			<p>ages, public transit center, public schools, place of worship, non-commercial recreation facility, day care center, public open space/greenbelts/nature center, or other public/civic uses (like a library branch).</p> <p>Whenever the residential density of the project meets or exceeds 8 dwelling units per gross acre, the developer shall be required to provide 25% of the development site in common outdoor recreation and open space (may not include required setbacks or parking in the calculation).</p> <p>To maximum extent feasible, where significant natural and scenic resources exist on a property, applicant shall give priority to their preservation (i.e., wetlands, floodplains, lakes and streams, wildlife migration corridors, steep slope areas, etc.).</p>	
Commerce City*	Fee	Park fee is 8 cents per square foot of land for residential uses. The park fee for all uses other than residential is 4 cents per square foot of land area.	For the PUD district the private park requirement is 3% of gross land area. In some cases, the city negotiates the total area of private park land. There is no private park land requirement for by-right development.	
Douglas County	<b>Parks:</b> 10 acres per 1,000 population for regional parks	unknown		
Erie*	Developers must dedicate land for neighborhood and community parks based on comp plan (unimproved with sod only). City improves the	Park fee of \$2,000 per residential unit (attached and detached).	Tot lot required in all residential development (SF and MF, PUD and by-right developments). Tot lot must be .5 acres for every 80 dwelling units and must be landscaped, irrigated, fully improved.	

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	park.			
Estes Valley (Town of Estes Park and surrounding parts of Larimer County) (Aug. 2001)			Require 15-30% set aside for open space in their residential zone districts; this is in addition to the community's public land dedication requirements for trails and parks. Code allows cluster subdivisions if greater amounts of open space are preserved with deed restrictions.	
Lafayette (2001)	12% of gross land area for parks or \$1.00 per square foot of residential building as fee in-lieu	\$750 park development fee per dwelling unit	Does not have a codified specific requirement, but their PUD regulations contain goals/criteria that allows the city to negotiate trail connections and other types of private open space on a case-by-case basis (everything is PUD). From 1993-1995, the city was able to negotiate, on average, 25% of gross land area as open space.	
Lakewood*	Neighborhood park requirement of 0.016 acres of land multiplied by the number of dwelling units or payment in lieu of land – equal to market value of land area required.	none	Common open space typically required with multi-family development, but not single family developments.	
Fort Collins (Jun. 2002)	No land dedication—fee paid in lieu	Tiered fee structure for park land and improvements is based on size of residential unit: Community parkland fees range from \$1,350 to \$3,149, depending on size of unit. Neighborhood Parkland fees range from \$749 to \$1,749 per unit.	No minimum percentage of open space required. However, the code contains strict regulations limiting disturbance on site and requiring preservation of on-site natural resources and areas including streams, ridgelines, stands of trees, wetlands, and wildlife habitat. The Code requires development parcels containing such natural resources to delineate "limits of disturbance"; no construction activity	Tom Vosburg – (970) 221-6601 or Marty Heffernan (970) 224-6064

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			(including grading) may occur outside the limits.	
Jefferson County (2000)	Parks: 10.5 acres per 1,000 population  Mapped trails in addition to above dedication.	unknown		
Longmont (Sept. 2002)	No land dedication—park improvement fee paid in lieu of land. The code includes locational criteria for open space, that gives priority to preservation of significant natural areas and scenic resources on a property. Pocket parks required – one acre for every one hundred houses.	\$3,024 per residential unit for land and improvements (\$747 per unit for neighborhood parks; \$2,277 per unit for community parks)	Common open space set aside is required in addition to lands reserved or dedicated to the city. The requirement varies by type of land use. For residential the percentage varies from 10 to 30%. For non-residential uses, the percentage of gross land area varies from 20 to 30%.	Brian Shumaker (303) 651-8764
Loveland* (2001)	Fee	\$1,510 per unit. Will increase to \$2,125 for single family units.	Almost all development is PUD. One acre per 100 homes common open space requirement – must be dedicated and maintained. (City is proposing to update this standard and revise code toward fewer PUDs).	
Parker (Aug. 2001)	<b>Parks:</b> 7.5 acres per 1,000 population.	no	Town decided against establishing specific minimum percentages of common open space; instead, Town has an adopted <u>goal</u> of 20% "open space" in addition to public parkland dedication standards. Town negotiates on a case-by-case basis and makes an individualized determination of the amount of open space to require based on the physical features of a site, the project's density, and other factors. Typically, the Town succeeds in getting at	

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			least 20% open space, and often more.	
Superior*	Community/neighborhood park required for every 300 dwelling units and shall be a minimum of 5 acres. Regional Park required for every 3,000 dwelling units (or portion thereof) and shall be 20 acres minimum.		Tot lot for every 100 dwelling units that shall be a minimum of .5 acres with play equipment and landscaping.	
Sterling (2000)	15 acres per 1,000 population for open space			(970) 522-9700
Thornton (2003)	10 acres of improved park land per 1,000 projected residents generated by development for parks, open space, and trails. For commercial development, 8% of the land area in the project site is required. The code includes criteria to give the city flexibility to require developer to pay a cash-in-lieu of improved land fee, rather than dedication of improved land. (Note: The current Parks and Open Space Master Plan draft recommends 13 acres per 1,000 projected residents (10 for parks and 3 for open space and for commercial – 2%).	No, but current Park and Open Space Master Plan recommends establishing a per-acre park development fee.		Paula Shulte (720) 872-6014
Westminster (Sept. 2002)	Sliding scale depending on Density:	Park Development Fees: SFD: \$1,518 per unit		Becky Eades - (303) 430-2400 x 2192

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	Up to 3 d.u. per acre - 10% of land must be dedicated to the city. Over 17 d.u. per acre - 25% of land area must be dedicated to the city.	SFA: \$1,233 per unit MF: \$1,012 per unit Assisted Senior: \$352 per bed. Fees automatically increased each year in accordance with the Consumer Price Index (CPI) as established for the Denver metropolitan area. (Fees do not cover all costs of parkland development).		
National Recreation & Parks Association "Park, Recreation, Open Space and Greenway Guidelines" 1996	LOS should be determined based on analysis of community needs, user demands, and deficiencies in the parks and open space system. LOS will vary from community to community.  1995 minimum guidelines were: 5 acres per 1,000 population for neighborhood and community parks; 5 acres per 1,000 regional parks, and 10 acres per 1,000 for general open space. The one-size-fits-all approach was not working for many communities, so NRPA recommended the LOS approach.			
* Some information from City of Longmont Open Space Analysis, EPS, August 2002.				