



# PUBLIC LAND DEDICATION

Community Development - Planning Division

The [Broomfield Open Space, Parks, Recreation and Trails Plan](#) requires new residential development proposals to provide public land dedication (PLD) and/or cash in lieu (CIL) fee. The purpose of PLD is to provide public open lands which may include parks, recreational areas, open space (native/wildlife) areas, trail corridors, school sites and/or a combination of these areas.

## STEP 1: CALCULATE THE TOTAL PLD OBLIGATION

Property Size: \_\_\_\_\_ Acres

Number of units proposed within population projection:

\_\_\_\_\_ Single-Family Units x 2.93 = \_\_\_\_\_

\_\_\_\_\_ Single-Family Attached Units (townhomes) x 2.5 = \_\_\_\_\_

\_\_\_\_\_ Multi-Family Units x 1.91 = \_\_\_\_\_

\_\_\_\_\_ Senior Independent Living Units x 1.75 = \_\_\_\_\_

Please also identify the project's number of Income Aligned (Affordable) Housing Units and % Area Median Income (AMI):

\_\_\_\_\_ Income Aligned Housing Units

\_\_\_\_\_ % AMI (available on the CHFA website)

TOTAL Population Estimate (rounded to the nearest whole number): \_\_\_\_\_

Total Estimate \_\_\_\_\_ / 1000 x 24 = \_\_\_\_\_ Acres PLD Required

## STEP 2: IDENTIFY THE TYPE OF DEVELOPMENT & CALCULATE THE MINIMUM ON SITE DEDICATION

(Note, the PLD obligation calculated in Step 1 above is met with a minimum on-site dedication as outlined below. In certain cases, the balance of the obligation may be proposed to be met with a cash in lieu fee.)

### Residential projects that are 100% Income-aligned and meet 60% Area Median Income (AMI):

Property Under 10 Acres in Size:

o 15% of site to be dedicated as PLD: \_\_\_\_\_ acres

Property Over 10 Acres in Size

o 20% of site to be dedicated as PLD: \_\_\_\_\_ acres

If on-site dedication is met, the remaining PLD requirement is waived.

In rare cases where the on-site PLD requirement is not met, the unmet portion of the on-site PLD requires a cash in lieu based on the Assessor's Value per Acre for Vacant Land (currently \$86,000, subject to change).

### Residential projects that have a percentage of income aligned housing units mixed with market units or

### Residential project with 100% income aligned housing units that are above the 60% AMI

Property Under 10 Acres in Size:

o 15% of site to be dedicated as PLD \_\_\_\_\_ acres

Property Over 10 Acres in Size

o 20% of site to be dedicated as PLD \_\_\_\_\_ acres

The remaining unmet PLD balance (obligation less minimum on-site PLD) is met with CIL based on the Assessor's Value per Acre for Vacant Land (currently \$86,000 but subject to change)

Total PLD obligation \_\_\_\_\_ - on-site dedication \_\_\_\_\_ = \_\_\_\_\_ Remaining PLD balance x \$86,000

In rare cases where the on-site PLD is not met, the Market Price per Acre is used for the unmet portion of the minimum on-site PLD.

CIL requirements may be adjusted based on the AMI level and number of income-aligned units.

**Residential projects with no on-site income-aligned units:**

Minimum 25% of the site to be dedicated as PLD \_\_\_\_\_

The remaining unmet PLD balance (obligation less minimum on site PLD) is met with CIL based on the Assessor's Value per Acre for Vacant Land (currently \$86,000 but subject to change)

Total PLD obligation \_\_\_\_\_ - on site dedication \_\_\_\_\_ = \_\_\_\_\_ Remaining PLD balance remainder x \$86,000

In rare cases where on the on-site PLD is not met, the Market Price per Acre is used for the unmet portion of the minimum on site PLD.

**STEP 3: Submit this completed PLD Worksheet to the Planning Division.  
This is required at formal application but may also be submitted with  
pre-application or concept review for feedback if information is known at that time.**

Note: The Broomfield Municipal Code (BMC) requires a certain percentage of a development site to be preserved as private open area in addition to the PLD requirement described above. The private open areas, defined in the code, may include landscaping, plazas, detention, sidewalks, and recreational areas. Open Area is not counted as PLD.

Please contact [planning@broomfield.org](mailto:planning@broomfield.org) if you have additional questions.