



Park Land Dedication Ordinance – Acreage & Fee Update

CITY COUNCIL MEETING

January 14, 2025 & January 28, 2025



Park Land Dedications – 2025 Acreage & Fee Update



Quick Facts

City Code:

7.4.307 Park Land Dedications

2021 Background:

Ordinance 21-24: 2021 Park Land Dedications Update

Resolution 21-21: Adopting Park Land Criteria Manual

Resolution 22-21: Establish Geographic Service Areas

Resolution 23-21: Establish Park Fee Schedule

Main Themes:

- Change in estimated Average Household Size impacts land dedication acreage calculations
- Change in value of land suitable for park sites impacts fees in lieu of land dedication
- Effective July 1, 2025

Accela Files:

CODE-24-0003 – Ordinance Change – Acreage

CODE-24-0004 – Resolution - Fee Schedule

CODE-24-0005 – Resolution - Criteria Manual

Review of Requirements

Unified Development Code (UDC) Subsection 7.4.307 “Park Land Dedications”

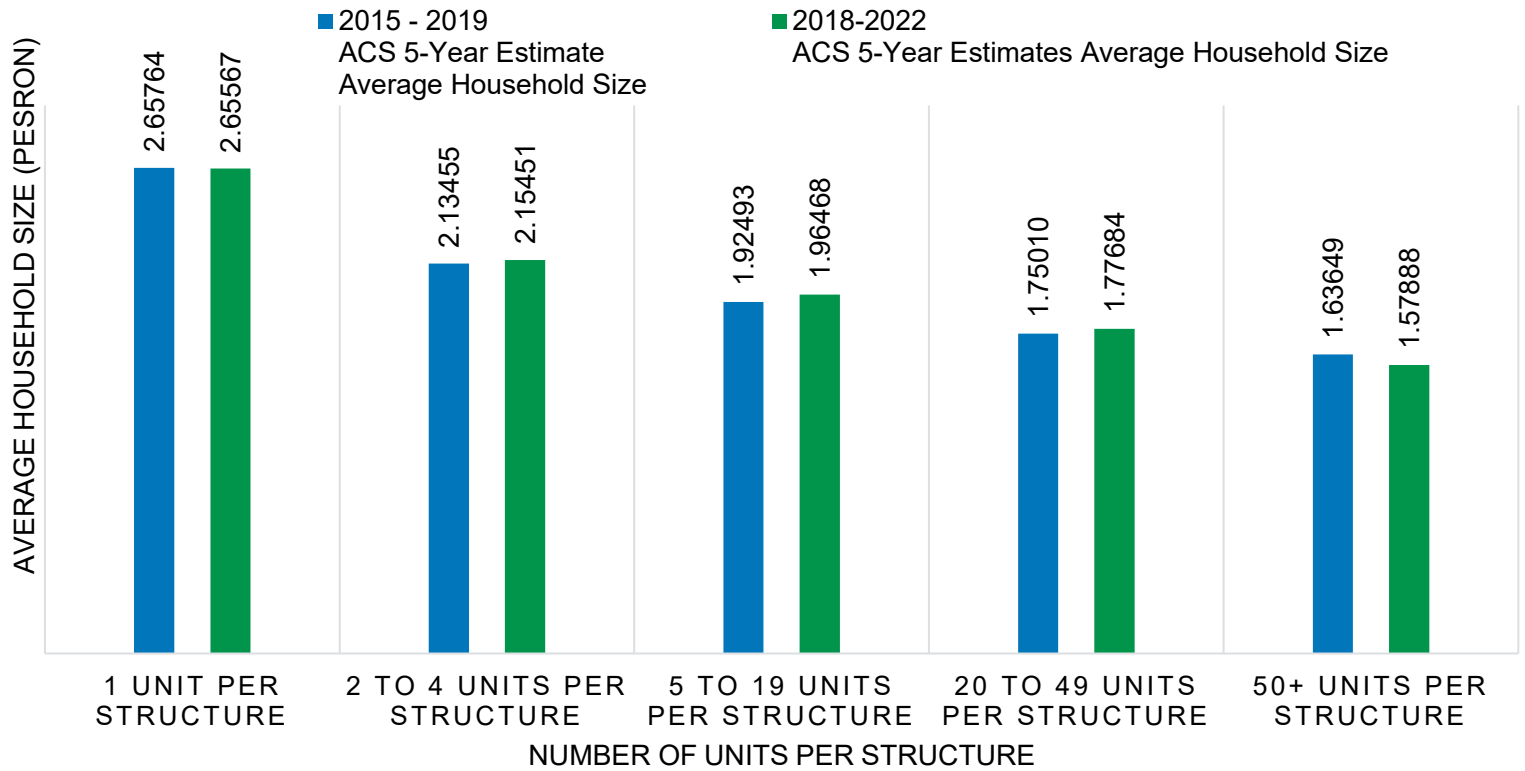
H. Review of Requirements

- 1. The Parks Board and the Planning Commission shall review the park land dedication requirements and household dwelling data and this part and pertinent dwelling density data once every four (4) years and make a recommendation regarding any needed amendments to City Council.*
- 2. City Council shall establish Park Fees, by resolution, once every four (4) years. In addition to applicable Platting Fees, Park Fees shall include a benchmark average value for one acre of unplatted, undeveloped land Citywide. Beginning in the year 2021 and every subsequent four (4) years, the Parks Department shall request that the City’s Real Estate Services Manager contract with a certified land appraiser doing business in the City, to conduct a study of the land value for one acre of unplatted, undeveloped land Citywide and in each of the Geographic Service Areas. The Parks Manager shall present the study to the Parks Board and to the Planning Commission. The Parks Board and Planning Commission shall each then make a recommendation for Park Fees to City Council. Park Fees shall be administratively updated to include any Platting Fees that are amended from time to time.*

7.4.307.H.1 – Census & Land Dedication

Average Household Size Comparison

CHANGE IN AVERAGE HOUSEHOLD SIZE BY UNIT TYPES



Key Takeaways

- 50+ Units per Structure Decrease
- 5-19 Units per Structure Increase
- Minute changes across all

Equation

$$\frac{\text{Average Household Size} \times \text{Park Standard}}{\text{Land Dedication Obligation (acre)}}$$

Park Standards

Neighborhood Park Standard
 2.5 acres per 1,000 people
 0.0025 acres per person

Community Park Standard
 3.0 acres per 1,000 people
 0.003 acres per person

Data Source: "Tenure by Household Size by Units in Structure." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25124.

Land Dedication Obligation

Neighborhood Park Land Obligation

| Neighborhood Park Standard: 2.5 acres per 1,000 people, or 0.0025 acres per person | | | | | |
|--|--|---|---|--|---|
| | Acres of Neigh. Park Dedication per Unit (Current) | Acres of Neigh. Park Dedication per Unit (Proposed) | Neigh. Park Dedication Acreage Difference | # of Units Obligation to Equal 1 acre of Park Land (Current) | # of Units Obligation to Equal 1 acre of Park Land (Proposed) |
| 1 Unit per Structure | 0.0066 | 0.00664 | -0.000005 | 151 | 151 |
| 2 to 4 Units per Structure | 0.0053 | 0.00539 | 0.000050 | 188 | 186 |
| 5 to 19 Units per Structure | 0.0048 | 0.00491 | 0.000099 | 208 | 204 |
| 20 to 49 Units per Structure | 0.0044 | 0.00444 | 0.000067 | 229 | 226 |
| 50+ Units per Structure | 0.0041 | 0.00395 | -0.000144 | 245 | 254 |

5 Decimal points are proposed for this update to create greater continuity between acreage obligated & fees due.

Land Dedication Obligation

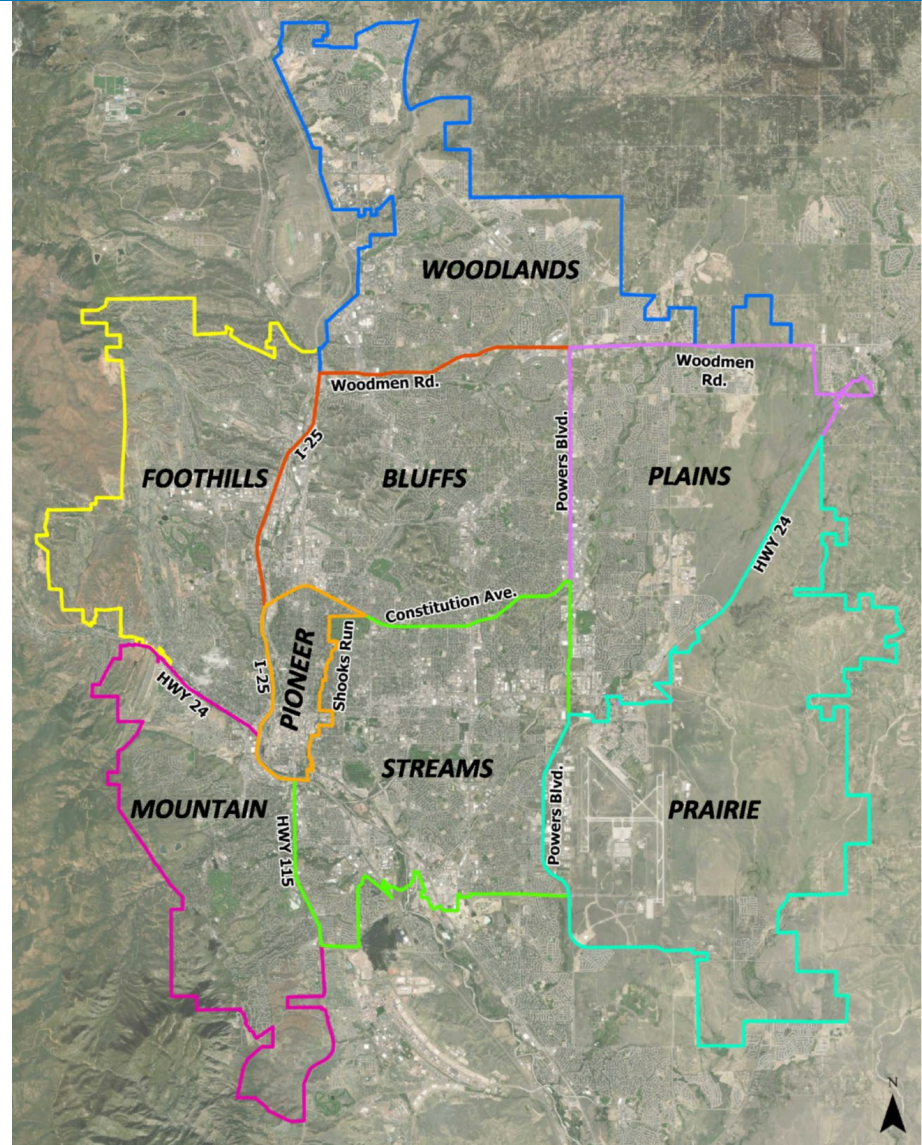
Community Park Land Obligation

Community Park Standard: 3.0 acres per 1,000 people, or 0.003 acres per person

| | Acres of Community Park Dedication per Unit (Current) | Acres of Community Park Dedication per Unit (Proposed) | Comm. Park Dedication Acreage Difference | # of Units Obligation to Equal 1 acre of Park Land (Current) | # of Units Obligation to Equal 1 acre of Park Land (Proposed) |
|------------------------------|---|--|--|--|---|
| 1 Unit per Structure | 0.0080 | 0.00797 | -0.000006 | 126 | 126 |
| 2 to 4 Units per Structure | 0.0064 | 0.00646 | 0.000060 | 157 | 155 |
| 5 to 19 Units per Structure | 0.0058 | 0.00589 | 0.000119 | 174 | 170 |
| 20 to 49 Units per Structure | 0.0053 | 0.00533 | 0.000080 | 191 | 188 |
| 50+ Units per Structure | 0.0049 | 0.00474 | -0.000173 | 204 | 212 |

5 Decimal points are proposed for this update to create greater continuity between acreage obligated & fees due.

7.4.307.H.2 – Background Appraisal Neighborhood Park Land



| Value per Square Foot of Hypothetical 5.5 acre Site per Geographic Service Area, Unplatted | | |
|--|--------|--------|
| | 2020 | 2024 |
| Woodlands | \$3.35 | \$4.60 |
| Foothills | \$3.05 | \$4.10 |
| Bluffs | \$2.85 | \$3.90 |
| Plains | \$3.15 | \$4.00 |
| Prairie | \$2.70 | \$3.60 |
| Streams | \$2.70 | \$3.50 |
| Mountain | \$4.15 | \$4.90 |
| Pioneer | \$7.35 | \$9.25 |

| Value of Hypothetical Site for Neighborhood Park City Wide Average, Unplatted | | | | | |
|---|-----------|-----------|------------|-----------------|----------|
| | 2020 | 2024 | Difference | % Annual Change | % Change |
| Value per Sq. Foot | \$3.16 | \$4.15 | \$0.99 | | |
| 1-acre valuation | \$137,650 | \$180,774 | \$43,124 | 7.75% | 31% |
| 5.5-acre valuation | \$757,075 | \$994,257 | \$237,182 | | |

7.4.307.H.2 – Background Appraisal Community Park Land



Value of Hypothetical Site for Community Park City Wide Average, Unplatted

| | 2020 | 2024 | Difference | % Annual Change | % Change |
|--------------------|-------------|-------------|-------------------|------------------------|-----------------|
| Value Per Sq. Foot | \$2.25 | \$2.75 | \$0.50 | 5.5% | 22% |
| 1-acre valuation | \$98,010 | \$119,790 | \$21,780 | | |
| 20-acre valuation | \$1,960,200 | \$0.00 | | | |
| 35-acre valuation | \$0.00 | \$4,192,650 | | | |

Fees in Lieu of Land Dedication Equation – Base Rate



Neighborhood Park Fee

$$\frac{\text{Neigh. Land Dedication Obligation by Unit} \times \text{Value of Land for Neigh. Park}}{\text{Neigh. Park Fees in Lieu of Land Dedication by Unit}}$$

Community Park Fee

$$\frac{\text{Comm. Land Dedication Obligation by Unit} \times \text{Value of Land for Comm. Park}}{\text{Comm. Park Fees in Lieu of Land Dedication by Unit}}$$

Total Base Fee

$$\frac{\text{Neigh. Park Fee in Lieu by Unit} + \text{Comm. Park Fee in Lieu by Unit}}{\text{Total Base Park Fee in Lieu}}$$

Proposed Fees in Lieu

Neighborhood Park Fee in Lieu of Land Dedication per Unit

| | Current (2021) | Proposed (2025) | Difference | % Change |
|------------------------------|-------------------|--------------------|------------|----------|
| 1 Unit per Structure | \$915 | \$1,200 | \$285 | 31% |
| 2 to 4 Units per Structure | \$735 | \$974 | \$239 | 33% |
| 5 to 19 Units per Structure | \$662 | \$888 | \$226 | 34% |
| 20 to 49 Units per Structure | \$602 | \$803 | \$201 | 33% |
| 50+ Units per Structure | \$563 | \$714 | \$151 | 27% |

Community Park Fee in Lieu of Land Dedication per Unit

| | Current (2021) | Proposed (2025) | Difference | % Change |
|------------------------------|-------------------|--------------------|------------|----------|
| 1 Unit per Structure | \$781 | \$955 | \$174 | 22% |
| 2 to 4 Units per Structure | \$628 | \$774 | \$146 | 23% |
| 5 to 19 Units per Structure | \$566 | \$706 | \$140 | 25% |
| 20 to 49 Units per Structure | \$515 | \$638 | \$123 | 24% |
| 50+ Units per Structure | \$481 | \$568 | \$87 | 18% |

*Additional applicable platting fees are not included in these base rate calculations

Proposed Fees in Lieu

Neighborhood & Community Park Fee in Lieu of Land Dedication per Unit (Total Sum)

| | Current (2021) | Proposed (2025) | Difference | % Change |
|------------------------------|-------------------|--------------------|------------|----------|
| 1 Unit per Structure | \$1,696 | \$2,155 | \$459 | 27% |
| 2 to 4 Units per Structure | \$1,362 | \$1,748 | \$386 | 28% |
| 5 to 19 Units per Structure | \$1,228 | \$1,594 | \$366 | 30% |
| 20 to 49 Units per Structure | \$1,117 | \$1,441 | \$324 | 29% |
| 50+ Units per Structure | \$1,044 | \$1,282 | \$238 | 23% |

*Additional applicable platting fees are not included in these base rate calculations

Additional Applicable Fees Related To Platting

Platting Fees (PLDO)

- Drainage Basin Fee (per acre of dedication obligated)
- Planning Review Fee (per acre of dedication obligated)
- Plat Administration Fee (flat)
- Recording Fee (flat)

Stormwater Drainage Basin Fee Schedule

2024 DRAINAGE, BRIDGE AND POND FEES
CITY OF COLORADO SPRINGS
Effective June 25, 2024

| Basin Name | DBPS Year | Drainage Fee/Acre | Bridge Fee/Acre | Pond Land Fee/Acre | Pond Facility Fee/Acre | Surcharge/Acre |
|---|-----------|-------------------|-----------------|--------------------|------------------------|----------------|
| 19th Street | 1964 | \$5,454 | | | | |
| 21st Street | 1977 | \$8,324 | | | | |
| Bear Creek | 1980 | \$5,357 | \$505 | | | |
| Big Johnson, Crews | 1991 | \$20,728 | \$1,703 | \$308 | | |
| Black Squirrel Creek | 1989 | \$18,989 | | \$4,784 | | |
| Camp Creek | 1964 | \$3,071 | | | | |
| Cottonwood Creek ^{1, 2} | 2019 | \$18,615 | \$1,529 | | | \$979 |
| Douglas Creek | 1981 | \$17,225 | \$385 | | | |
| Dry Creek ³ | 1966 | \$0 | | | | |
| Elkhorn Basin ⁴ | n/a | \$0 | | | | |
| Fishers Canyon ⁵ | 1991 | \$0 | | | | |
| Fountain Creek ⁶ | n/a | VAR | | | | |
| Jimmy Camp Creek | 2015 | \$10,793 | | | \$3,517 | |
| Kettle Creek ⁷ Old Ranch Trib. | 2001 | \$0 | | | | |
| Little Johnson | 1988 | \$18,090 | | \$1,570 | | |
| Mesa | 1986 | \$31,445 | | | | |
| Middle Tributary | 1987 | \$32,410 | | \$1,434 | | |
| Miscellaneous ⁸ | n/a | \$16,111 | | | | |
| Monument Branch ¹² | 1987 | \$0 | | | | |
| North Rockrimmon | 1973 | \$8,325 | | | | |
| Park Vista (MDDP) | 2004 | \$23,188 | | | | |
| Peterson Field | 1984 | \$17,491 | \$805 | | | |
| Pine Creek ⁹ | 1988 | \$0 | | | | |
| Pope's Bluff | 1976 | \$5,543 | \$949 | | | |
| Pulpit Rock | 1968 | \$9,180 | | | | |
| Sand Creek | 2021 | \$23,688 | | | | |
| Shooks Run ¹⁰ | 1994 | \$0 | | | | |
| Smith Creek ¹¹ | 2002 | \$0 | | | | |
| South Rockrimmon | 1976 | \$6,509 | | | | |
| Southwest Area | 1984 | \$18,504 | | | | |
| Spring Creek | 1968 | \$18,372 | | | | |
| Templeton Gap | 1977 | \$9,404 | \$104 | | | |
| Windmill Gulch | 1992 | \$19,750 | \$367 | \$3,909 | | |

All Drainage, Bridge and Detention Pond Facilities Fees adjusted by 7.6% over 2023 by City Council Resolution No. 208-23 on December 12, 2023 to be effective on January 1, 2024. Land Fees are based on the Community Park Land Dedication Fee which is currently \$98,010/acre for Community Parks (0% change for inflation in 2023).

Timeline & Process

Items & Accela Files

| File Number | Application Type | Decision Type | Purpose |
|--------------|------------------------------|---------------|---|
| CODE-24-0003 | Ordinance Change | Legislative | Amending PLDO Neighborhood & Community Park Land Dedication Required to reflect updated Census data |
| CODE-24-0004 | Resolution – Fee Schedule | Legislative | Amending and updating the Fee Schedule for Fees in Lieu of Land Dedication to reflect updated Census data and appraised land values |
| CODE-24-0005 | Resolution – Criteria Manual | Legislative | Amending and updating PLDO Criteria Manual page 11 for Fees in Lieu of Land Dedication to reflect updated Census data and appraised land values |

Review Process

| | | |
|---|-----------------------------------|----------------------------------|
| Housing & Building Association – Land Use Committee | September 26 th , 2024 | |
| Parks Advisory Board – Presentation | October 10 th , 2024 | |
| City Planning Commission | November 13 th , 2024 | Recommendation of Approval 9-0-0 |
| Parks Advisory Board – Action | November 14 th , 2024 | Recommendation of Approval 8-0-0 |
| City Council Work Session | December 9 th , 2024 | |
| City Council – 1 st Reading of Ordinance | January 14 th , 2025 | |
| City Council – 2 nd Reading of Ordinance & 2 Resolutions | January 28 th , 2025 | |

City Council Optional Motions

January 14, 2025 – First Reading of Ordinance

CODE-24-0003 – PLDO 2025 Acreage Update – Ordinance

Proposed Motion

Adopt an ordinance amending Section 7.4.307 of the Unified Development Code of the City of Colorado Springs based upon the findings that the proposal complies with the criteria as set forth in City Code Section 7.5.702.

City Council Optional Motions

January 28, 2025 – Second Reading of Ordinance

CODE-24-0003 – PLDO 2025 Acreage Update – Ordinance

Proposed Motion:

Adopt an ordinance amending Section 7.4.307 of the Unified Development Code of the City of Colorado Springs based upon the findings that the proposal complies with the criteria as set forth in City Code Section 7.5.702.

CODE-24-0004 – PLDO 2025 Acreage & Fee Update - Resolution - Fee Schedule

Proposed Motion:

Adopt a Resolution amending the Fee Schedule for fees in lieu of park land dedication as provided for in the Park Land Dedication Ordinance.

CODE-24-0005 – PLDO 2025 Acreage & Fee Update - Resolution – Criteria Manual

Proposed Motion:

Adopt a Resolution amending the City of Colorado Springs Park Land Dedication Ordinance Criteria Manual.



Questions?

