

# Parkland Dedication Draft Revised Ordinance

Colorado Springs City Council

February 9, 2021

---

Karen Palus - Parks, Recreation and Cultural Services Director

Peter Wysocki - Planning and Community Development Director

Britt Haley – Parks Design and Development Manager/TOPS Program Manager

Chris Lieber - N.E.S, Inc.



Land Planning  
Landscape  
Architecture  
Urban Design

# PLDO Recommendations

There are five parts and five separate motions recommended:

1. The “new” park land dedication ordinance
2. A resolution adopting the park land dedication criteria manual, which sets forth administrative procedures to aid in administration of the PLDO
3. A resolution to establish the Neighborhood Park Geographic Service Area map
4. A resolution establishing the in-lieu of park land dedication fee schedule
5. Ordinances bifurcating PLDO requirements from school land dedication requirements and creating separate section for each

# Board and Commission Recommendations:

## Colorado Springs Parks and Recreation Advisory Board – November 12, 2020

- Motion: Move to recommend the draft parkland dedication ordinance and criteria manual updates to City Council, with the exception of the reduction in required acreage, and to recommend keeping the required acreage at 7.5 acres per 1,000 residents. Passed, 5 to 4.
- Motion: Move to strongly urge City Council, regardless of their decision on the PLDO updates, to take up the issues of a park development fee and sustainable parks funding, and form a committee to include parks staff, TOSC, City Council members, development community representatives, and other appropriate representatives, to consider the above issues and report back to City Council in twelve (12) months. Passed, 9 to 0.

## Colorado Springs Planning Commission – December 17, 2020

- Motion to approve: Passed, 7 to 1

# PLDO Task Force

## Community Representation

Amanda Vigil

Amber Shanklin

Bill Koerner

Cathy Post

Darsey Nicklasson

Diane Loschen

Doug Stimple

Kyle Campbell

Melissa Andrews

Rebecca Jewett

Susan Davies

Susan Edmonson

Tammy Fields

Tiffany Colvert

Tim Seibert

## City Council

Jill Gaebler

Richard Skorman

## Parks and Recreation Advisory Board

David Siegel

Hank Scarangella

Gary Feffer

Sarah Bryarly

## Planning Commission

Carl Smith

Reggie Graham

## City Staff

Ben Bolinger

Connie Perry

Marc Smith

Bob Cope

Jeff Greene

Peter Wysocki

Britt Haley

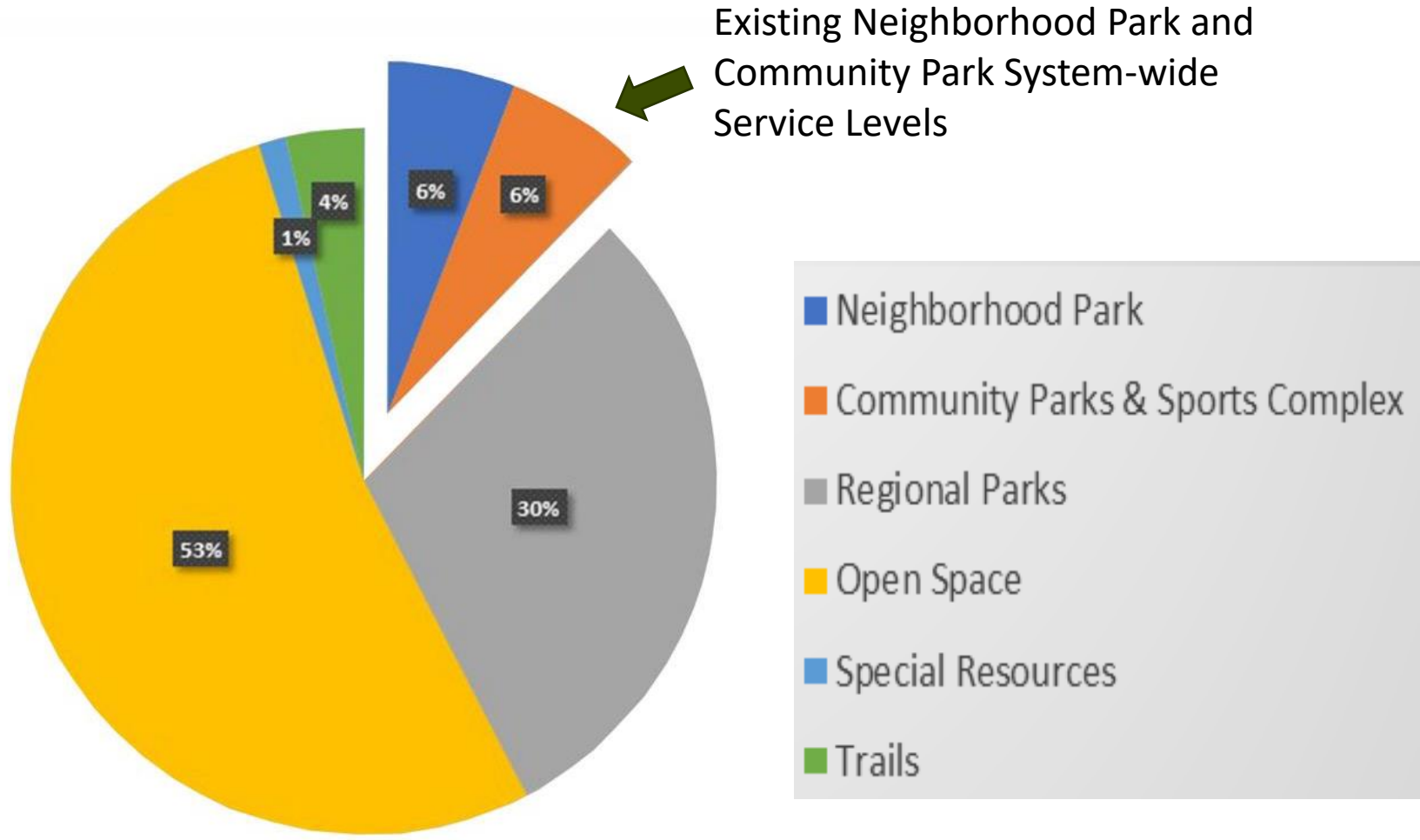
Karen Palus

Wynetta Massey

Lisa O'Boyle



# Existing Level of Park Service System-wide



Total System-wide Level of Park Service: 37.2 acres per 1000 residents

# Purpose of the Ordinance

- PLDO's primary purpose is to ensure neighborhood and community ***parkland is available*** for residents ***as our community grows***.
- PLDO only applies to ***new residential development***.
- PLDO is a ***tool to help implement*** the Park System Master Plan.
- PLDO ensures parkland is ***evenly and equitably distributed*** across new development.
- PLDO is a tool to enable the ***park system to grow at a sustainable rate***.
- PLDO ***standardizes obligations*** of new development to mitigate its impacts on the existing park system.
- PLDO ensures development ***exactions [requirements] are rationally related and roughly proportional***.

# Recommendation: Nexus and Proportionality

- What the City can require = Essential Nexus
  - First, “determine whether the ‘essential nexus’ exists between the ‘legitimate state interest’ and the permit condition exacted by the city.”
- How much the City can require = Rough Proportionality:
  - Second, “decide the required degree of connection between the exactions and the projected impact of the proposed development.”

Dolan v. City of Tigard, 512 U.S. 374, 386, 114 S. Ct. 2309, 2317, 129 L. Ed. 2d 304 (1994)

# Purpose of the Ordinance - What it is NOT

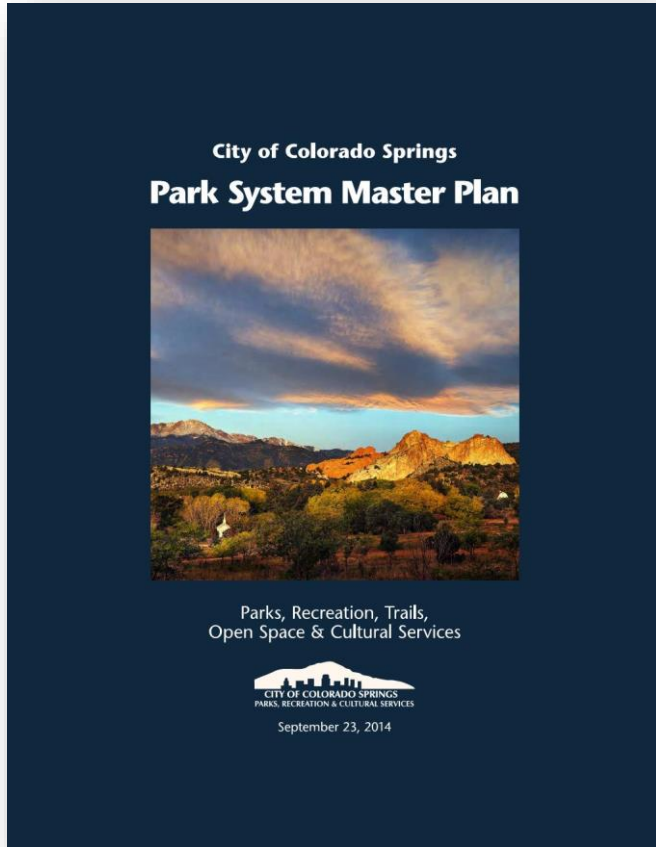
- PLDO applies to new residential development, it does not apply to non-residential development.
- PLDO does not focus on regional parks, opens space, or trail corridors
- PLDO is not intended to enable the Parks Department to construct the future parks
- PLDO cannot be used for park maintenance or operations



# Policy Recommendations

- Create Separate Park and School Policies
- Use Most Currently Available Census Data (2019)
- Align Parkland Dedication Standards with Park System Master Plan
- Update Fee Policy
- Provide Provisions for Flexibility, Fairness, and Accountability
- Adopt Neighborhood Geographic Service Areas

# Master Plan Consistency



## Colorado Springs Parks Recreation and Trails 2000-2010 Master Plan:

***“The Master Plan recommends...lowering the community parkland service standard to 3.0 acres per 1000 population...”***

## 2014 Colorado Springs Parks System Master Plan:

***“Colorado Springs community park average acreage per 1000 residents matches the benchmark average, while the neighborhood park acreage per 1000 residents is above average...”***

***“No changes to the existing standard of 2.5 acres of neighborhood parks and 3.0 acres of community parks per 1000 people are proposed... Future parks should be developed applying this standard.”***

***“Existing code should be updated to reflect current parkland dedication standards and census data”***

## EXISTING ORDINANCE

## PROPOSED ORDINANCE

### Ordinance Structure:

- Single ordinance for schools and parks

- Separate ordinances for schools and parks

### Service Area:

- Single city-wide service area

- Single service area for community parks
- Geographic service areas for neighborhood parks

### Parkland Dedication Requirement:

- 7.5 acres/1000 population

- 5.5 acres/1000 population

### Census Data:

- 1974 Census data

- 2020 Census data (17% reduction in avg. household size)

### Residential Categories

- Less than 8 units per acre
- More than 8 units per acre

- Single-family detached residential structure
- 2-4 units in residential structure
- 5-19 units in residential structure
- 20-49 units in residential structure
- 50 units or more in residential structure

### Fees:

\$76,602 / ac.

- \$98,010 / ac. community parkland (28% increase)
- \$137,694 / ac. neighborhood parkland (80% increase)
- Requires additional platting fees

# Project Scenario Comparison

PROJECT DESCRIPTION	TOTAL UNITS	5.5 ACRES		7.5 ACRES		CURRENT ORDINANCE		CENSUS CHANGE IN # OF RESIDENTS
		LAND DEDICATION	*FEES IN LIEU + PLAT FEE	LAND DEDICATION	*FEES IN LIEU + PLAT FEE	LAND DEDICATION	FEES IN LIEU	
Multi-family - Traditional 4 buildings on 11.63 ac. Density: 20.8 du/ac.	242	2.43	\$ 308,169	3.07	\$ 388,233	3.95	\$ 305,888	-109
Small Infill Project Mix of Single-family attached and detached Density: 5.59 du/ac.	68	0.89	\$ 120,928	1.22	\$ 152,684	1.6	\$ 121,108	-52
Downtown Apartment Infill 1 building on 1.251 ac. Density: 147 du/ac.	184	1.65	\$ 192,096	2.26	\$ 251,160	3.04	\$ 232,576	-105
Large Subdivision Single-family Lots across 72.75 acres Density: 2.45 du/ac.	178	2.6	\$ 352,437	3.54	\$ 445,175	4.14	\$ 317,018	-92



# Questions/Comments/Discussion

---