Park Land Dedication Ordinance – Acreage & Fee Update

CITY COUNCIL MEETING

January 14, 2025 & January 28, 2025

COLORADO SPRINGS
OLYMPIC CITY USA

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

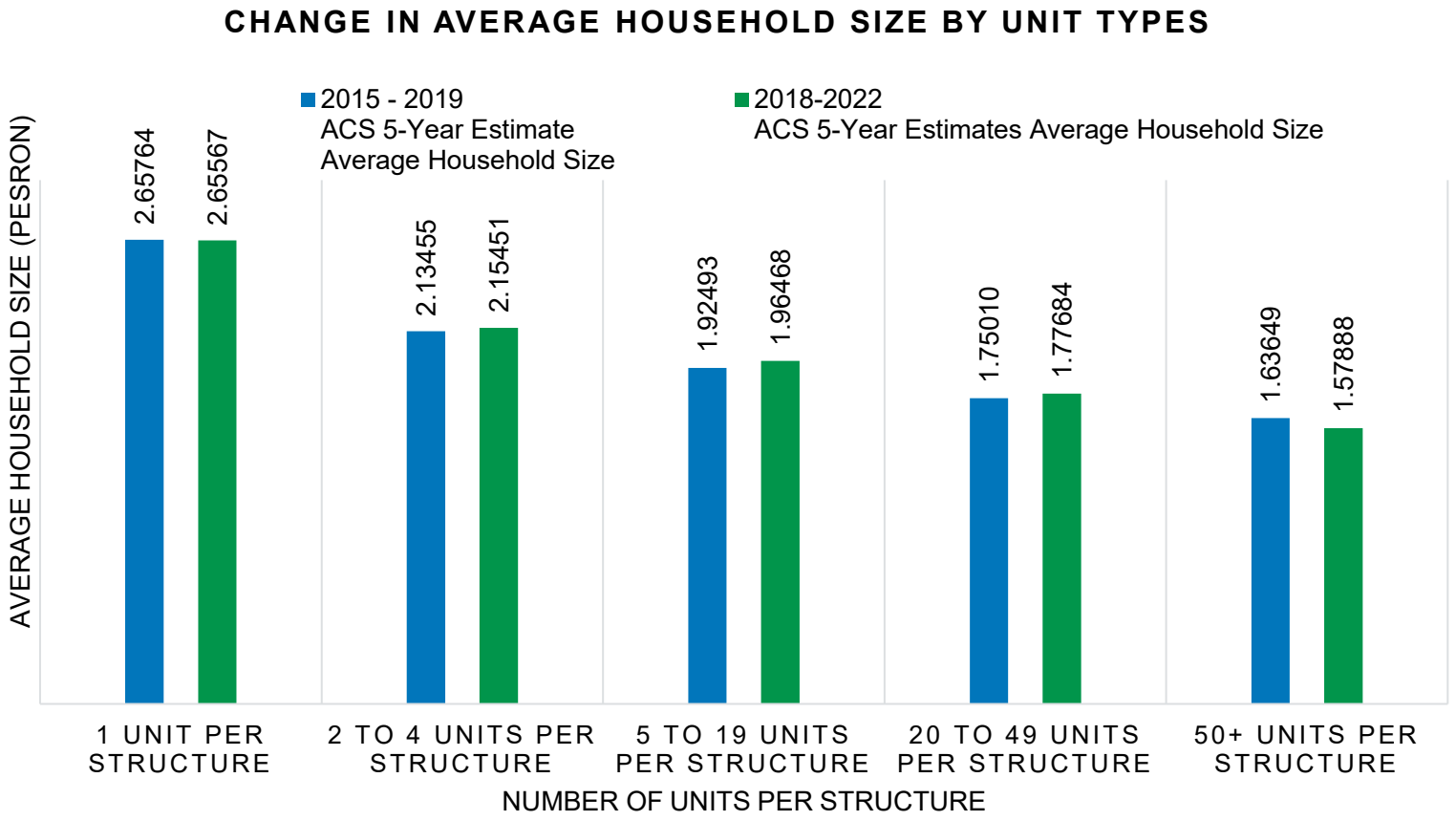
Unified Development Code (UDC) Subsection 7.4.307 "Park Land Dedications"

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



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

Key Takeaways

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

Equation

Average Household Size
X Park Standard
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

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

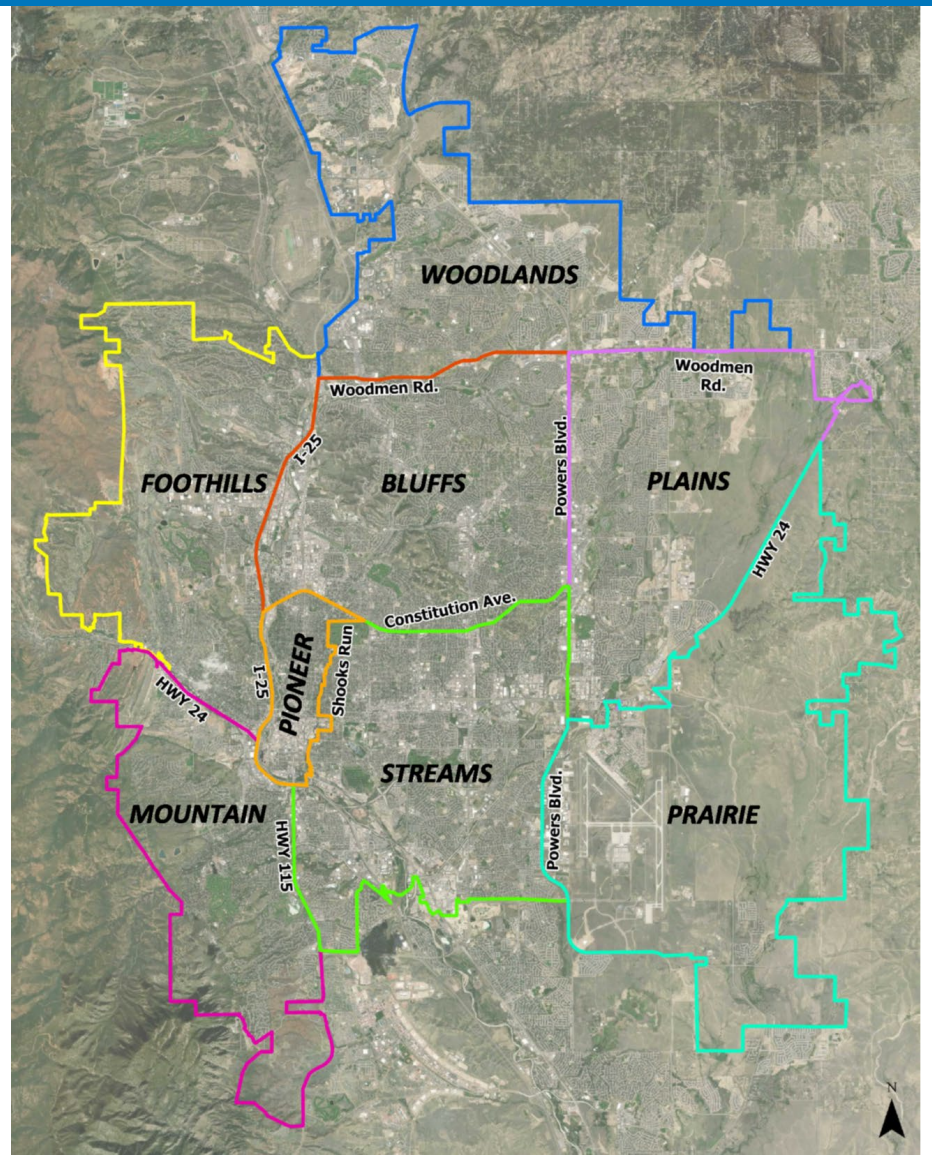
Community Park Land Obligation

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.

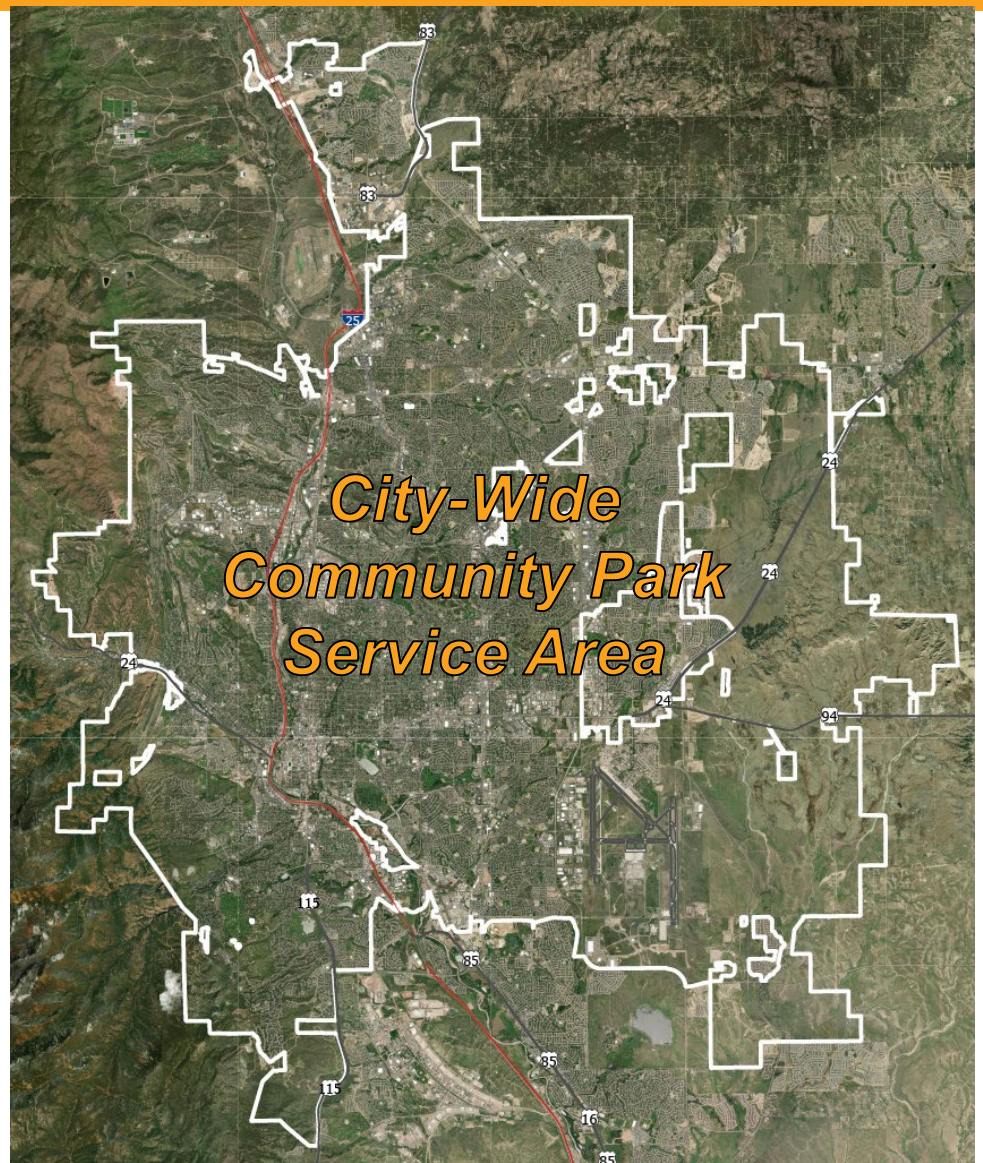
7.4.307.H.2 – Background Appraisal Neighborhood Park Land



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	7.75%	31%
1-acre valuation	$137,650	$180,774	$43,124		
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		
1-acre valuation	$98,010	$119,790	$21,780	5.5%	22%
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

Neigh. Land Dedication Obligation by Unit
X Value of Land for Neigh. Park
Neigh. Park Fees in Lieu of Land Dedication by Unit

Community Park Fee

Comm. Land Dedication Obligation by Unit
X Value of Land for Comm. Park
Comm. Park Fees in Lieu of Land Dedication by Unit

Total Base Fee

Neigh. Park Fee in Lieu by Unit
+ Comm. Park Fee in Lieu by Unit
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 26th, 2024	
Parks Advisory Board – Presentation	October 10th, 2024	
City Planning Commission	November 13th, 2024	Recommendation of Approval 9-0-0
Parks Advisory Board – Action	November 14th, 2024	Recommendation of Approval 8-0-0
City Council Work Session	December 9th, 2024	
City Council – 1st Reading of Ordinance	January 14th, 2025	
City Council – 2nd Reading of Ordinance & 2 Resolutions	January 28th, 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?

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