

***CITY OF LAFAYETTE, COLORADO  
PARKS AND RECREATION DEPARTMENT***

***PARKS, RECREATION AND TRAILS  
MASTER PLAN UPDATE 2003***

Prepared by:

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# ***PARKS, RECREATION AND TRAILS MASTER PLAN UPDATE 2003***

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- **Introduction**

The updating of the 1997 Lafayette Parks, Recreation and Trails Master Plan is being carried out in conjunction with an update of the City of Lafayette Comprehensive Plan. It is believed that the 1997 Master Plan has served the community quite well, and therefore this update is a review and refreshing of the existing plan, taking into account recent citizen input. The update is based on information learned through a citizen survey, stakeholder interviews and community meetings, intended to assure that the plan is an accurate reflection of community needs today, as the population of Lafayette has significantly increased over the past five years. It also primarily focuses on level of service standards and the park development impact fee.

- **Award Winning Parks and Recreation**

*We value our heritage, a vibrant economy and active lifestyles.  
We envision a future that mixes small-town livability  
with balanced growth and superior technologies.*

*- City of Lafayette Vision Statement*

The City of Lafayette Parks and Recreation Department, inspired by the City's vision, and with much credit to the citizens of Lafayette, was named the 2002 Gold Medal Award winner for a community of less than 25,000 citizens. The Gold Medal Awards are presented annually by the National Sporting Goods Association Sports Foundation to outstanding parks and recreation agencies in the U.S. at the National Recreation and Park Association National Congress and Exposition.

The award recognizes the nation's outstanding park and recreation agencies for excellence in the field of recreation management focusing on improvement, service, continuing development, extent of future planning and degree of participant involvement and acceptance by the community.

- **Identification of Key Issues**

Through a review of City goals, discussions with staff and the public involvement process, the following issues have been identified:

- Funding or other methods of providing for the development and maintenance of acquired parks and open space properties
- Connections to create a trails *system*, rather than many disconnected trail segments
- Acquisition of neighborhood park site(s) to serve Old Town
- Balance between open space preservation and development of active park land
- Need for a new Senior facility

- **Citizen Involvement**

- A. Stakeholder Interviews and Public Meetings**

- Stakeholder interviews and public meetings held to further the development of the City of Lafayette Comprehensive Plan generated the following list of issues for Parks and Recreation and related areas. Where appropriate, attention has been given to these topic areas in the development of this Parks and Recreation and Trails Master Plan update.

- Parks and Recreation
        1. Use and Programming
        2. Old Town Park
        3. Expand/Complete Trails Network
      - Open Space
        1. Wildlife Habitat
        2. Coordination with Adjacent Communities
        3. Integrate Open Space Goals w/parks and land use
        4. Strategic Acquisitions
        5. Preservation of Agricultural Lands
      - Community Facilities and Activities
        1. Cultural Arts Center
        2. Senior Center
        3. User Fees
        4. Public Restrooms
        5. Public Education
      - Tourism
        1. Celebrate Heritage and Old Town
        2. Identity and Image
        3. Celebrate Local Artisans

- B. The Citizen Survey**

- Highlighted below are key findings from the Comprehensive Plan Update citizen survey related to parks and recreation in Lafayette. This information has also been used in evaluating the current and desired parks, recreation and trails program for the development of this Update.

- 92% of respondents rated the quality of life in Lafayette as good or better, with only 9% rating it as fair to poor.
      - 31% indicated that the quality of life has improved in the last five years, with 25% feeling that it has gotten worse.

- Drought related water issues were ranked by 60% as the one most important problem facing the City today, followed by “growth in general” at 9%. All other specific choices received either a 2% or 1% rating, including “protecting open space” and “parks and recreation areas” each at 1%. When those ranking drought related water issues at the top were asked to identify their next most important issue, “growth in general” placed at the top at 19%, and “protecting open space” and “parks and recreation areas” each rated at 2%, and “providing activities for youth” at 1%.
- When asked about spending tax dollars on creating trails or paths for walking, biking and hiking, 45% responded more tax money should be spent, with 32% indicating even if taxes go up to do so. When asked the same question about acquiring more open space to preserve in its natural state, 53% responded more tax money should be spent, with 41% indicating even if taxes go up to do so.
- When asked about facilities that could be built in the Great Park, currently in the process of development, the response was as follows:

|  | <b>Build in Phase 1 or 2</b> | <b>Build in Phase 1</b> | <b>Don't Build</b> |
|--|------------------------------|-------------------------|--------------------|
| Senior Center                            | 77% (1)                      | 39% (1)                 | 16% (7)            |
| Picnic Shelter Area                      | 74% (2)                      | 38% (2)                 | 24% (6)            |
| Sports Field Complex                     | 68% (3)                      | 34% (3)                 | 29% (4)            |
| Outdoor Amphitheater                     | 68% (3)                      | 35% (6)                 | 31% (2)            |
| Arts Center                              | 67% (5)                      | 27% (5)                 | 30% (3)            |
| Expand Fitness area in Recreation Center | 64% (6)                      | 30% (4)                 | 29% (4)            |
| Outdoor Leisure Pool                     | 57% (7)                      | 19% (7)                 | 41% (1)            |

- When asked about acquiring land for open space, 63% indicated that they preferred the land be kept natural, 20% indicated that some land should be used for more active uses like ball and soccer fields, and 15% indicated mixture of both. For those who indicated a mixture of both, 66% felt more of it should be kept natural, and 18% said more should be used for active uses, with 13% indicating equal use.
- Residents were asked to rank the importance of living close to neighborhood amenities. Fifty-five percent indicated that it was important, very important or extremely important to live close to a park. Forty-six percent indicated it is important to live where they have easy access to bike lanes and trails. Thirty-six percent indicated it was that important to live close to a recreation center.

- **Parks and Recreation Resource Inventory**

**A. Park Land**

To determine future needs, one must understand the current parks and recreation system. The inventory of park land includes all designated park land in the ownership of the City. This baseline data is used to determine future park land needs based on the desired (but not existing) level of service determined during the development of the 1997 Parks, Recreation and Trails Master Plan. The City of Lafayette offers the following park facilities:

**DISTRICT/REGIONAL PARKS**

**Size:** 40 to 150 acres  
**Service Area:** 5 mile radius  
**Use:** City-wide drive-to resource, primarily for nature-oriented activities, and/or major sports facilities

|                   |                               |
|-------------------|-------------------------------|
| <i>Great Park</i> | <i>60 acres (undeveloped)</i> |
| Waneka Lake       | <u>147 acres</u>              |
| <b>Total</b>      | <b>207 acres</b>              |

**COMMUNITY PARKS**

**Size:** 12 to 40 acres  
**Service Area:** 1 mile radius  
**Use:** A drive-to facility that serves multiple neighborhoods, and includes both competitive sports and passive recreation facilities that are typically not provided in neighborhood parks.

|                  |                 |
|------------------|-----------------|
| City Park        | 14 acres        |
| Lamont Does Park | <u>12 acres</u> |
| <b>Total</b>     | <b>26 acres</b> |

## NEIGHBORHOOD PARKS

**Size:** 3 to 12 acres  
**Service Area:** Residential neighborhoods within ½ mile radius  
**Use:** A walk-to facility with amenities that are predominantly neighborhood-oriented (not competitive sports)

|                                |                                 |
|--------------------------------|---------------------------------|
| Autumn Ash Park                | 3.0 acres                       |
| Barberry Park                  | 3.0 acres                       |
| Blue Heron Park                | 3.0 acres                       |
| Cherrywood Park                | 3.0 acres                       |
| Crossridge Park                | 6.0 acres                       |
| Library Park                   | 3.0 acres                       |
| <i>Southpoint Neighborhood</i> | <i>12.0 acres (undeveloped)</i> |
| Whispering Meadows Park        | 3.0 acres                       |
| Yarrow Park                    | <u>6.3 acres</u>                |
| <b>Total</b>                   | <b>42.3 acres</b>               |

## MINI PARKS

**Size:** .2 to 3 acres  
**Service Area:** residential neighborhoods within 1/4 mile radius  
**Use:** A walk-to facility that provides play and passive recreation for the immediate neighborhood vicinity

|                   |                  |
|-------------------|------------------|
| Cottonwood Park   | 1.0 acres        |
| Lindenwood Park   | 1.0 acres        |
| Red Oak Park      | 1.0 acres        |
| Sunset Maple Park | 1.3 acres        |
| Spruce Park       | <u>.3 acres</u>  |
| <b>Total</b>      | <b>4.6 acres</b> |

### B. Recreation Facilities and Programs

Outdoor recreation facilities, most often located in park sites, are accounted for on the inventory matrix.

The City operates a year-round recreation program with activities for most ages, interests and skill levels. Many programs are offered at the Bob L. Burger Recreation Center that has a leisure pool, lap pool, weight room, meeting space and related facilities. The City also uses school facilities. Since the 1997 Master Plan was written, the YMCA opened an indoor ice and recreation facility that also serves the community.

## **C. Trails**

The City has increased its trail inventory from 3.7 miles in 1997 to 16.35 miles in 2002. Although progress has been made with the quantity of trails, citizens continue to voice a desire for a trails *system*, providing connections from residences to park and open space land, schools, and other public/civic space.

# ● **Levels of Service**

## **A. Definition**

A Level of Service (L.O.S.) ratio establishes units, such as acres or facilities, per thousand population, desired to serve a community. A geographic L.O.S. is also used for the neighborhood park site, establishing a ¼ mile service radius surrounding each park site. These standards are used to identify current service gaps and to project future needs as population grows. L.O.S. is determined by evaluating community satisfaction with the existing service and referencing against national standards.

In the case of park land, L.O.S. also takes into account the nature of the park land and the amenities provided on it, which determine whether or not it serves a community and neighborhood function, or some other park function such as a sports complex. To evaluate against the national standard, Lafayette community parks, neighborhood parks and mini-parks are combined for a L.O.S. of 6.18 acres per 1000 population, and compared with a national standard of 6 – 10 acres per 1,000 population for neighborhood and community parks.

## **B. Methodology**

The *Recreation Resources Inventory and Future Park and Recreation Needs Matrix*, shown at the end of this section on page 9, builds on the work from the 1997 Master Plan, while taking into account citizen input received through the 2003-2003 City of Lafayette Comprehensive Planning Process, and working knowledge of staff. The matrix shows the desired L.O.S. for park land and recreation facilities determined through the 1997 Master Planning effort and found to be appropriate through this update.

### Park Land Level of Service

The park acreage inventory reflects the total park land owned by the City of Lafayette in 2002. However, the acreage by type of park is adjusted from the inventory presented in the previous section of this report. Consistent with the 1997 Master Plan, with respect to the distinction between park types (park functions), large parks also perform the function of community parks and neighborhood parks for homes in the immediate vicinity. That is, residents adjacent to a large park will use it as a community or neighborhood park. This adjustment is made by taking acreage credit from the large park category and moving it to the community park category (20 acres from each large park), and to the neighborhood park category (5 acres from each large park).

The 2002 inventory of park land reflects acreage by park function as discussed above. The desired L.O.S. ratio is multiplied by the 2002 population to identify current deficiency. It is also multiplied by the projected population growth determined through the Comprehensive Plan land use analysis to calculate additional land and facilities necessary to meet future demand.

Large parks do not have a level of service standard. The need for large parks is determined by the need to locate specific active or passive recreational facilities or sometimes to protect natural areas unique to each community.

### Recreation Facilities Level of Service

The L.O.S. for outdoor and indoor recreation facilities was derived in 1997 by counting the existing number of facilities and identifying the generally accepted current deficiencies, and then dividing those totals by the 1997 population. These L.O.S. ratios have been compared against national standards, where available and are found to be reasonable. Projection of facility needs have been made to support the anticipated population build-out as identified in the Comprehensive Planning effort.

As with the 1997 Master Plan effort, the facilities provided by the City were tallied separately from those provided by the school district or other providers.



- **Analysis and Recommendations**

- A. Park Land**

The L.O.S. for neighborhood and community parks in Lafayette is 6.18 acres per 1000 population. This compares with a national standard of 6-10 acres per 1000 population. The deficiency based on the 2002 population is just over 22 acres, which is slightly less than the deficiency identified in 1997. A need for an additional 61 acres is projected to meet the build-out population identified in the Comprehensive Planning effort. That effort has established a 20-year planning horizon.

Recommendations:

1. Expand the definition of a neighborhood park to include a “minimum level of development” defined as including a playground, informal play grass turf area, picnic area, and connection to the trails system.
2. Pursue neighborhood park sites to address current deficiency. A still unfulfilled need for 3 small neighborhood parks, such as in “Old Town,” remains to meet both the L.O.S. for population and for ¼ mile service radius.
3. Assure neighborhood park service is available within a ¼ mile radius of residences for all new development. As new areas of town are in the planning stages of development, development plans should be reviewed to maximize park services through land dedication requirements and the appropriate location of new park sites.
4. Provide adequate and appropriate park land acreage to accommodate the projected recreational facility need (see “B” below) as Lafayette approaches build-out. In the Comprehensive Plan land use analysis, general areas and a percentage of acreage have been identified for park and/or open space, in addition to those lands necessary to meet the neighborhood and community park standard. Of this land, there will be a specific need to locate identified recreation facilities that are not appropriate in neighborhood parks. The necessary land could range from 60-120 acres.
5. Assure water rights for all water currently available to a parcel to be acquired are included in the acquisition negotiations.

## **B. Recreation Facilities**

With the exception of trails and group picnic shelters, the deficiency of all inventoried outdoor recreation facilities since 1997 has grown along with the population in that five-year period. It is anticipated that a number of these facilities will be planned for the Great Park.

The inventoried facilities are *standard* facilities – those for which fairly reliable data exists as to participation and demand. Other facilities, referred to as *special* facilities, do not lend themselves to a L.O. S. analysis. Research done for the 1997 Master Plan should continue to be used as the basis of information concerning special facilities. However, this should be coupled with staff working knowledge and recent citizen input.

Recent citizen input still supports and highlights the need for a new or expanded Senior Citizen facility and additional picnic shelter areas. The desire for an outdoor leisure pool at the present time received less support and should be further researched. In-line skating facilities and dog parks are very popular and in demand in the area and should be further researched.

### Recommendations:

1. To the extent that identified outdoor recreation deficiencies are not appropriate for neighborhood or community parks, and are not included in the development of the Great Park, other park land should be identified to house these facilities, along with other specialized facilities that may be identified as desired by the community.
2. A new Senior Center should be considered for inclusion in the Great Park or another location. This was highly supported through the citizen survey and public process.
3. Additional large park and community park land locations will need to be identified to house outdoor and indoor recreational facilities anticipated to meet the build-out population L.O.S. requirements.
4. The indoor recreation facilities inventory and projection of need suggest that a second recreation center, or, at least, additional recreation center space, be considered for the future. This would include space for gymnasiums, indoor pool, and fitness/aerobic space, among other potentials. Racquetball space is also showing a deficiency based on L.O.S. standards, however downward trends in the popularity of this activity indicate that further research would be warranted before moving forward on this type of dedicated space.

5. The department should continue to pursue joint use agreements and joint development projects with the school district and others in order to collectively and efficiently provide recreation services for the community.

### **C. Trails**

Trails provide high quality recreational opportunities while contributing to community identity through a connected green physical framework. Trails are desired to link all parks, open space, recreational and civic facilities, and schools, providing for both recreational pursuits and safe, alternative transportation. They should be located, when possible, in places that enhance the overall appearance of the City. Lafayette now has 16.35 miles of trails, compared to 3.7 miles in 1997.

#### Recommendations:

1. The addition of new trails should complete the Coal Creek and Rock Creek “spines” and create a trails *system*, improving the ability of all residents to access existing and future regional trail systems. The trails system will create pedestrian connections linking parks and open space areas, civic sites, and other public activity centers such as schools and the library, where possible.
2. Use Conservation Trust Funds for trails projects determined appropriate by the Public.
3. Require appropriate public land dedication in the form of land and/or cash-in-lieu of land for trails from developers at a rate periodically reviewed and designated in the Parks, Recreation and Trails Master Plan.
4. Require acquisition costs for trails to be paid by developers' fees, and special assessments, bond issues, the general fund, or other methods as appropriate.
5. Use the Community Framework trails mapping, combined with enforceable development requirements, to provide trails in newly developing or redeveloping areas, requiring the participation of the private sector.
6. Identify the cost of acquiring needed property through outright purchase or easement to eliminate missing trail links not able to be provided through new development.
7. Determine the cost of maintaining trails, by surface type, to project and identify funding to be able to maintain future trail segments.

## D. Funding

Funding or other methods of providing for the development and maintenance of acquired parks and open space properties is probably the most critical issue facing the Department for the next five years.

### **Costs**

Through the City of Lafayette Comprehensive Planning process, acceptable costs, in 2002 dollars, were determined for the purposes of evaluating potential development outcomes. These same costs are used to project future park costs in this analysis.

|            |   |
|------------|---|
| \$ 35,000  | Average cost to purchase an acre of land                            |
| \$ 150,000 | Average cost to develop an acre of park land                        |
| \$ 6,500   | Average cost to operate and maintain an acre of developed park land |

### **Potential Revenue Sources**

Group A: Potential revenue sources include the ½ Cent Sales Tax Fund for Open Space and Parks, General Fund, Grants, Lottery Funds. With the exception of the General Fund, each of the funds are dedicated to or only available for parks, recreation and/or open space uses. Parks, recreation and open space projects would compete for priority within these funds, or compete against other City projects for the General Fund. Grants would be applied for as appropriate and available. Consideration could also be given to a dedicated sales tax issue, and/or bonding of current anticipated funding from some of these sources.

Group B: Park land dedication requirements, cash-in-lieu and Park and Tree Fees are designed to support new growth and are aligned with future park needs. Service Expansion Fee Funds generated from building permits are also available to meet growth needs. Projects would be in competition with other City needs.

Group C: Fees and Charges are generally used to off-set all or a portion of ongoing operating expenses for the services received.

### **1. Current Park Deficiencies:**

#### **Potential Cost**

|                      |   |
|----------------------|---|
| \$10,800,000         | <u>Park Land Development</u> (72 acres of existing undeveloped park land @ \$150,000 per acre)  |
| \$ 784,000           | <u>Park Land Acquisition</u> (22.4 acres @ \$35,000 per acre)<br>(Considering the need to purchase land in Old Town, this cost per acre could be a low estimate.) |
| \$ 3,360,000         | <u>Park Land Development</u> (22.4 acres @ \$150,000 per acre)  |
| <b>\$ 14,944,000</b> | <b>Total One-time Cost</b>  |

**Potential Revenue Sources**

Group A sources of revenue should be considered.

**2. Future Neighborhood and Community Parks**

**Potential Cost**

|                     |  |
|---------------------|--|
| \$ 2,152,500        | <u>Park Land Acquisition</u> (61.5 acres @ \$35,000 per acre)  |
| \$ 9,225,000        | <u>Park Land Development</u> (61.5 acres @ \$150,000 per acre) |
| <b>\$11,377,500</b> | <b>Total One-time Cost</b>                                     |

**Potential Revenue Sources**

Group B sources of revenue should be considered.

|                     |   |
|---------------------|---|
| \$ 2,152,500        | <u>Park Land Dedication Requirement</u> (based on land use analysis in the current Comprehensive Planning analysis, in land value will produce 120 acres – 61.5 acres in land @ value of \$35,000 per acre to offset expense) |
| \$ 2,548,260        | <u>Cash-in-Lieu</u> of Park Land Dedication Requirement (58.5 acres at \$43,560)  |
| \$ 3,096,000        | <u>Park and Tree Fee</u> (4,128 units @ \$750 per unit)   |
| \$ 3,583,100        | <b>Increase in Park and Tree Fee to \$1618 per unit (requires ordinance)</b>  |
| <b>\$11,379,860</b> | <b>Total Potential Revenue</b>  |

**3. Future District/Regional Park /Sports Complex**

Although there is no L.O.S. standard for large parks, need may be anticipated by evaluating the land requirements based on the L.O.S. analysis for recreation facilities. The L.O.S. analysis shows the need for playgrounds, outdoor basketball goals and volleyball courts, tennis courts, and group picnic shelters, which can be largely accommodated in the neighborhood and community park system. It also shows the need for a significant number of adult softball fields, youth softball and baseball fields, multi-sports fields and outdoor swimming pools which would need to be accommodated in the larger components of the parks system – either community or large park category. There are choices to be made about how much could be accommodated within the current system and within the projected need for community parks, however the City should anticipate the need for 60-120 more acres of park land to meet this need for population build-out. For the purposes of analysis, a mid-point of 90 acres has been chosen.

**Potential Cost**

|                     |   |
|---------------------|---|
| \$ 3,150,000        | <u>Park Land Acquisition</u> (90 acres @ \$35,000 per acre) |
| \$13,500,000        | <u>Park Land Development</u> (90 acres @ 150,000 per acre)  |
| <b>\$16,650,000</b> | <b>Total One-Time Cost</b>                                  |

**Potential Revenue Sources**

Group B sources of revenue should be considered.

**4. Recreation Facilities**

**Potential Cost**

Many outdoor recreation facilities are included in the general cost of park site development, however major or special facilities such as outdoor swimming pools would not be included in the assumed park development cost.

Costs for indoor facilities such as a recreation center or senior citizen center also need to be determined separately. Many factors go into determining the size and shape of these types of facilities, making it difficult to predict a cost with any accuracy, however the future need should be noted.

**Potential Revenue Sources**

Group A and C revenue sources should be considered.

**5. Long Term Maintenance and Operations Costs**

Long term costs are specifically calculated for the parks system including acquired land that is not yet developed, land to be acquired that is a current deficiency, as well as future park needs. These expenses will be added incrementally, over time, to the annual operating budget as park development occurs over the 20-year planning horizon.

**Potential Annual Costs**

|                     |   |
|---------------------|---|
| \$ 468,000          | Current Undeveloped Park (72 acres of acquired park to be developed at \$6,500 per acre per year)                 |
| \$ 145,600          | Current Neighborhood and Community Park Deficiency (22.4 acres park to be developed at \$6,500 per acre per year) |
| \$ 399,750          | Future Neighborhood and Community Parks (61.5 acres developed park at \$6,500 per acre per year)                  |
| \$ 585,000          | Future large park (90 acres developed park at \$6,500 per acre per year.  |
| <b>\$ 1,598,350</b> | <b>Total Ongoing Cost</b>   |

### **Potential Revenue Sources**

This expense would generally come from the General Fund through an annual appropriation. Ultimately, the portion tied to new growth would be anticipated to come from tax sources related to the new growth.

#### Recommendations:

1. Increase the Park and Tree Fee to \$1618 per unit. Based on assumed acquisition and development costs and projected population growth, it is justified to raise this fee to cover the cost of neighborhood and community park services to meet the needs of the new residential development. A fee in this range compares favorably with other communities in and around the front range of Colorado as shown on the attached matrix of *Park Land Dedication and Development Impact Fees* (Appendix A).
2. Plan for the ongoing cost of developed park sites through annual budget cycles as parks come on-line.
3. Seek partnerships and collaborative efforts and funding to meet the need in the community for additional space for Senior Citizen programs. Current anticipated revenue sources are not adequate to provide for capital or ongoing operational funding need.
4. Anticipate seeking partnerships, collaborative efforts and funding to meet the future need in the community for additional indoor recreation space. Current anticipated revenue sources are not adequate to provide for capital or ongoing operational funding need.

### • **Conclusion**

The citizens of Lafayette can be proud of their award winning parks and recreation system. Forward thinking will continue to be needed to anticipate and meet the challenges of a growing community, providing the quality of programs and services the citizens have come to expect.

## **APPENDIX A**

## Colorado Land Dedication and Park Acquisition and Development Fees Comparison

| ENTITY                                  | LAND DEDICATION   | CASH IN LIEU OF LAND DEDICATION  | PARK ACQ and/or DEV FEE  | ALLOWED USE  | OPEN SPACE   | COMMENTS  |
|---|---|--|--|--|--|---|
| City of Boulder                         | May be given credit for Park Development Fee in exchange for land or improvements                           |  | <b>Parks:</b> sf unit - \$1579.40, multi f or mobile \$1053.46/unit, <b>Recreation:</b> sf unit \$394.86, multi f \$263.38/unit  | acquisition and improvements of park and recreation amenities (land and facilities)                    | no fee, supported by dedicated sales tax   |   |
| City of Brighton                        | 6 acres/1000 residents (338 units) = 3 acres for neighborhood park + 3 acres for community park.            | May consider cash in lieu of land dedication if land is not adequate (dev. too small) at \$370/unit for neighborhood+\$370/unit for community.   | Developer required to build according to Brighton standard, or may be allowed fee in lieu of development. Proposed \$970/unit for neighborhood, \$250/unit for community | neighborhood and community parks   | 15 acres of open space/1000 population (includes trails)   |   |
| City of Colorado Springs                | .02325 acres/sf unit, .0165 acres/mf unit   |  | \$888/sf unit, \$631/mf unit   | primary active park space and trails. Secondary: open space  |  | spirit of fee is for active park space; based on \$38,220 per acre  |
| City of Evans                           | 6.25 acres/1000, minimum 4 acres of land for park use. May give credit for open space or trails if included | May consider cash in lieu of land dedication if land is not adequate (dev. too small) at market rate. Will be used to benefit the neighborhood or community intended to be served by the land dedication | \$1976 per residential unit, will be \$2069 by 2003. Increases by the cost of inflation  | 50% for neighborhood park development and 50% for community park acquisition or development            | will be working on open space and trails requirements for the future.  |   |
| City of Ft. Collins                     | may negotiate land in lieu of fees if it fits the neighborhood park plan                                    |  | Fee based on residential sq. footage: <700=\$1583, 701-1200=\$2244, 1201-1700=\$2640, 1701-2200=\$3035, 2201-2800=\$3500   | Acquisition and development of neighborhood and community park   | separate 1/4 cent sales tax for open space program   | 2.5 acres/1000 pop for neighborhood park and 4.5 acres/1000 pop for community park for total of 7 acres/1000 pop                              |
| City of Golden                          | 5% of land area for park  | may negotiate for fees in lieu of land at 5% of market value (frequently purchased price or appraised value)   | None   | any type of active park. Open space may be dedicated in place of park land at 1/4 credit.              | no   | if there is a mapped or planned regional trail that is part of the standard, developer needs to provide all or 1/2 of trail                   |
| City of Greeley                         | may negotiate land in lieu of fees if it fits the neighborhood park plan                                    |  | \$2000 per sf residential unit, other fees for mf unit and commercial. \$200/sf unit for trails  | acquisition and development of neighborhood parks. Separate fee for trails                             |  | fees sunset this year. Work being done to set new fee. Likely \$2300-2400 and \$300-400 for trails  |
| City of Lafayette                       | <b>Residential</b> 12% of total land area <b>Commercial</b> 6% of total land area                           | \$1 per square foot (residential or commercial) (43,560 sq. ft. in an acre)  | <b>Parks and Tree Fee:</b> sf unit - \$750, mf unit \$750  | park/open space acquisition and development/trees  | 1/2 cent sales tax for parks, open space, trails acquisition and development                                   | 1/4 cent of sales tax through 2004, 1/4 cent in perpetuity  |
| City of Lakewood                        | 5.5 acres parkland per 1000 people  | based on value of land with cap of \$700 per unit (\$50,000 per acre)  | none   | acquisition and development of park or open space land   |  |   |
| City of Longmont                        | none  |  | \$3,024 per residential unit   | acquisition and development of neighborhood or community parks   |  |   |
| City of Louisville                      | <b>Residential</b> 15% of total land area. <b>Non-Residential</b> 12% of total land area                    | <b>Residential</b> 15% of fair market appraised value. <b>Non-Residential</b> 12% of fair market appraised value   |  | park, school and other public purposes   |  |   |
| City of Loveland                        | may negotiate to donate appropriate land in lieu of fees  |  | Capital Expansion Fee: \$3,578/res unit (parks-\$2,135, trails-\$145, recreation-\$971, open land-\$327  | acquisition, capital construction, believes can be used for maint, but they have not used it for that. | shares in Larimer County Open Space tax  |   |
| Douglas County                          | land may be dedicated in lieu of fee if need is identified in local or County Master Plans for local parks  |  | .045 acres/unit x appraised value of land. (.015 acres/sf unit for local park, if land meets local master plan needs, + .030 acres/sf unit for regional park need)       | local and regional active park needs   | may negotiate some credit for passive portion of a park, may give regional trail credit @16 x length of trail. | land value currently ranging from \$35,000-\$100,000 per acre. Use 2.4 persons/sf unit, 2.8 or 3.0 persons per mf unit (not sure) for formula |
| District: Foothills Park and Recreation | 10.5 acres parkland per 1000 population, if need is in master plan  | \$40,000 per required acre   | none   | acquisition or development of parks  |  | administered through Jefferson County   |