



# PUBLIC LAND DEDICATION HANDOUT

Community Development Department • Planning Division

## FREQUENTLY ASKED QUESTIONS: PUBLIC LAND DEDICATIONS

### **Is there a public land dedication requirement for new development in Broomfield?**

Yes, new residential development proposals, whether just residential or part of a mix of uses, require a public land dedication and/or cash in lieu fee to Broomfield for the area generating the residential development prior to beginning construction.

The purpose of public land dedications (PLD) is to provide public:

- **Parks, trails, and recreational areas;**
- **Open space areas** - property intentionally protected from development and set aside for unstructured passive recreation and appreciation of natural surroundings. These areas may contain trailheads and trails, fishing facilities, wildlife viewing areas, and other facilities that support uses compatible with a site's natural resources and conditions; and
- **School sites** - to serve the educational and recreational needs of Broomfield school children.

### **How much land is required to be dedicated?**

The PLD is calculated based on the density and the type of housing unit(s). The basic formula used is:

- 24 acres of land dedication per every 1,000 residents generated by the development.

In addition to the formula, there is a certain number of people typically generated with each type of unit as follows:

- 2.93 people per single-family detached (SFD) home
- 2.50 people per townhome (TH)
- 1.91 people per apartment/condominium (apt/condo)
- 1.75 people per senior living/age restricted unit

### **Is a cash in lieu (CIL) of dedication possible?**

Cash in lieu of dedication fees may be possible in certain site specific cases such as for a single new residential lot development or infill development sites. In addition, a partial cash in lieu fee may be considered for higher density developments for a portion of the PLD obligation.

### **When is a cash in lieu fee required to be paid?**

If applicable, the CIL fee must be paid prior to obtaining the first residential permit for construction in the subdivision.

### **How is the PLD and/or CIL fee calculated?**

The Broomfield Planning staff can assist in calculating the PLD obligation for a new development site. We will need to know:

- the property location;
- the gross residential acreage of the property;
- the number of housing units; and
- the type of housing units (SFD, TH, apt, etc.)

### **What is the general process for determining the obligation, the improvements, any fees, and the overall timing for the PLD requirements?**

- **Determining the Obligation** - The first step is to work with a planner, who will advise if a pre-application meeting is recommended, and can assist in developing the PLD obligation (what is required per the formula based on the proposed development).
- **Determining the Method/Details for Meeting the Obligation** - The next step will be to work through the case planner and other parks, recreation, and open space staff to determine the desired method for meeting the obligation. In other words, what is desirable for the specific site and development being proposed relative to the context of the site and surrounding area and associated public amenities.
- **Finalizing Approval** - Typically, the details are established in the applicable planning documents and an agreement between Broomfield the owner and the developer (if different than the owner). These documents are typically subject to approval through a public hearing process and/or may qualify for approval by the City Manager.

### **Who do I contact with questions or about next steps?**

For additional information regarding a development review application, review process, and the PLD, please contact the Planning Division at:

[planning@broomfield.org](mailto:planning@broomfield.org) or by calling 303-438-6284.

***Example PLD calculations are provided on the following page.***

## **DISCLAIMER**

This document is intended to provide a brief explanation of typical Public Land Dedication requirements associated with new residential development in the City and County of Broomfield. Due to space limitations, only summary level information is included here. This brochure should not be relied upon as a final, all encompassing source of information.

### Example PLD Calculations - Based on 24 Acres Per 1,000 Residents Generated

#### For a lower density single-family residential development with 40 SFD homes on a 10 acre site:

- 40 units x 2.93 people per unit = 117.2 population generated
- 117.2 people / 1,000 = .1172 acres per person
- .1172 x 24 acres = 2.81 Acre PLD Obligation

Lower density developments, such as this example, will typically be required to provide the full PLD obligation on-site with improvements to serve the new development and general public. Improvements typically include a park and/or trails within the dedication area. The specific details for how this obligation is met is typically determined between the owner/developer and staff based on the site specific context for the area and is subject to final approval by the Land Use Review Commission or City Council.

#### For a higher density apartment development with 290 units on a 13 acre site:

- 290 units x 1.91 people per unit = 553.9 population generated
- 553.9 people / 1,000 = .5539 acres per person
- .5539 x 24 acres = 13.29 Acre PLD Obligation

Higher density developments, such as this example, will typically be required to meet the PLD obligation as follows:

- Provide a minimum on-site dedication equal to 25% of the gross residential area of site acreage and
- Provide the balance of the obligation as a cash in lieu fee to Broomfield.

The minimum on-site dedication, with improvements, would be 3.25 acres in this example (13 gross acres x .25%). The specific details for how this obligation is met is typically determined between the owner/developer and staff based on the site specific context for the area and is subject to final approval by the Land Use Review Commission or City Council.

The cash in lieu (CIL) fee for the balance of the obligation would be calculated at the prevailing rate at the time. Assuming a rate of \$56,000/acre, the CIL fee would be \$562,240 (10.04 acre obligation balance\* x \$56,000/ac\*\*).

\*10.4-ac obligation balance (13.29 obligation - 3.25 on-site PLD)

\*\*The prevailing rate is subject to change.

### Open Lands Terminology

Broomfield has worked actively to acquire, preserve and, where suitable, develop open lands for public use. The term “open lands” is an umbrella concept that encompasses three subsidiary designations as follows:

- **Parks and Recreational Areas:** These areas are the most intensively developed and used types of open lands. They may contain open irrigated turf areas for passive recreation, playing fields, hard courts, picnic areas, restroom facilities and other improvements.
- **Open Space Areas:** These areas are parcels intentionally protected from development and set aside for unstructured passive recreation and the appreciation of natural surroundings. They may contain trailheads and trails, fishing facilities, wildlife viewing areas and other facilities that support uses compatible with a site’s natural resources and conditions.
- **Other Open Lands:** These areas include golf courses, detention areas and other facility uses and may not be eligible for public land dedication.



### Private Open Area

The Broomfield Municipal Code (BMC) requires a certain percentage of a development site to be preserved as private open area which is in addition to the PLD requirement described above. The private open areas, [defined here](#), may include landscaping, plazas, sidewalks, and recreational areas. The percentage varies by zoning. Please contact a planner at [planning@broomfield.org](mailto:planning@broomfield.org) for more information.