



Updated Park Land Dedication Ordinance and Policy
April 22, 2024

On March 26, 2018, the Lakewood City Council approved Ordinance O-2018-4 which revised the City’s park land dedication requirement as originally stated in O-1983-137. The ordinance requires that subdividers of new residential lots and developers of new residential units submitted for formal approval after June 16, 2018 to the City of Lakewood, shall dedicate land for parks and open space or pay a cash-in-lieu fee. It is further anticipated that Chapter 16 of Title 14 will be modified again in 2024 and the fee per unit could change again.

The land dedication or fee-in-lieu is assessed at the time the property is subdivided, or if subdivision is not required at the time of site plan approval. Land dedications should be completed with the plat, however, in certain cases they may be done by a separate instrument. Fees assessed on plats are due when the plat is recorded. Fees assessed on site plans will be due at the time of building permit issuance. Park improvements may be substituted for fees at the discretion of the Director of Community Resources.

Park Land Dedication

The amount of land for park land dedication is calculated based on a standard of 5.5 acres for every 1000 additional population generated by the new residential development. For all developments greater than 15 acres, land is required to be dedicated. The following per-unit density factors are used to determine the number of people generated by different housing unit types:


Dwelling Unit Type	Persons per Dwelling Unit	Land Dedication Required per Unit
Single Family Detached	3.00	.0165 acres (719SF)
Single Family or Multi-family attached	1.50	.00825 acres (360 SF)
Senior Housing	1.25	.006875 acres (300 SF)

Fee-In Lieu of land dedication

The Director of Community Resources, for the purpose of this ordinance, has determined that the fair market value of land to satisfy the park land requirements in this ordinance **beginning June 1, 2024** will be approximately \$432,727 per acre. This will be the Park Improvement Fee in lieu for development projects formally submitted after this date, until the Director authorizes a change in value.

Dwelling Unit Type	Per Unit Fee-in-Lieu of land dedication
Single Family Detached	\$7,140
Single Family or Multi-family attached	\$3,570
Senior Housing	\$2,975

Any interpretations or questions of the Ordinance and policy should be directed to Ross Williams, Land-Design-Facilities Administrator at 303-987-7814 or roswil@lakewood.org.


Approved by Kit Newland,
Director of Community Resources

4/22/24
Date