

Invoice for Residential Park Dedication/Park Related Costs

TO	Mark Noble, senior planner	DEDICATION TYPE	
FROM	Eric Weiss, parks planner	Land	
DATE	March 20, 2018	Cash	X
PROJECT NAME	Canterbury Commons Phase 1 - Preliminary	Combination	

FEE/LAND DEDICATION CALCULATIONS			
Option 1. Land Dedication			
Unit Type	Number of Units (A)	Per Person Standard (B)	Total Population (A x B)
Apartments, townhouses, condominiums, other multiple-family dwelling units	295 units – 402 bedrooms	1 person per bedroom	402 people
Duplex-twin homes		3 persons per dwelling unit	
Single-family detached		3 persons per lot	
Total Population Estimate (C)			402 people
Park Land Dedication Required: 1 acre of park land for every 75 people (C ÷ 75) = D			5.36 acres
Option 2. Cash Dedication			
Building Type	Number of Units (E)	2018 Per Unit Fee (F)	Total Fee (E x F)
Multiple family/apartment >60% 1 bedroom/studio	295	\$2,225	\$656,375
Multiple family/apartment <60% 1 bedroom/studio		\$4,450	
Single-family/duplex		\$5,340	
Total Cash Dedication (G)			\$656,375

* Park Dedication Fees are to be paid at the time of recording.

Staff Recommendation:

Staff recommends, based on the preliminary plat and PUD application for phase 1 of the Canterbury Commons project, a cash park dedication in the amount of \$656,375. Staff recommends a cash park dedication based upon the limitations of the project site. Opportunities exist along the western edge



of the property to provide a critical greenway connection between the drainage way trail to the south and west of the property. This greenway connection would serve as an amenity to the community and would complete a gap in the existing trail system. The city could consider a dedication of land and site improvements in place of a cash dedication if a greenway connection, complete with trail, landscaping, amenities, and/or water treatment.

The cash park dedication amount is an estimate based on the preliminary plat information provided by the applicant and is subject to change and should be used by the applicant in reference only. A final park dedication amount will be determined upon approval and recording of the final plat.

Date: _____

Eric Weiss
Senior Planner

Routed to: _____