

## Invoice for Residential Park Dedication/Park Related Costs

|                     |                                                    |                        |   |
|---------------------|----------------------------------------------------|------------------------|---|
| <b>TO</b>           | Mark Noble, Senior Planner                         | <b>DEDICATION TYPE</b> |   |
| <b>FROM</b>         | Eric Weiss, Parks Planner                          | Land                   |   |
| <b>DATE</b>         | July 17, 2018                                      | Cash                   | X |
| <b>PROJECT NAME</b> | Benedictine Living Community of Shakopee – Phase I | Combination            |   |

| FEE/LAND DEDICATION CALCULATIONS                                                         |                            |                                |                                 |
|------------------------------------------------------------------------------------------|----------------------------|--------------------------------|---------------------------------|
| <b>Option 1. Land Dedication</b>                                                         |                            |                                |                                 |
| <b>Unit Type</b>                                                                         | <b>Number of Units (A)</b> | <b>Per Person Standard (B)</b> | <b>Total Population (A x B)</b> |
| Apartments, townhouses, condominiums, other multifamily dwelling units                   | 184 units, 231 bedrooms    | 1 person per bedroom           | 231 people                      |
| Duplex-twin homes                                                                        |                            | 3 persons per dwelling unit    |                                 |
| Single-family detached                                                                   |                            | 3 persons per lot              |                                 |
| Total Population Estimate (C)                                                            |                            |                                | 231 people                      |
| Park Land Dedication Required: 1 acre of park land for every 75 people $(C \div 75) = D$ |                            |                                | <b>3.08 acres</b>               |
| <b>Option 2. Cash Dedication</b>                                                         |                            |                                |                                 |
| <b>Building Type</b>                                                                     | <b>Number of Units (E)</b> | <b>2018 Per Unit Fee (F)</b>   | <b>Total Fee (E x F) = G</b>    |
| Multiple family/apartment >60% 1 bedroom/studio                                          | 184                        | \$2,225                        | \$409,400                       |
| Multiple family/apartment <60% 1 bedroom/studio                                          |                            | \$4,450                        |                                 |
| Single-family/duplex                                                                     |                            | \$5,340                        |                                 |
| Total Cash Dedication (G)                                                                |                            |                                | <b>\$409,400</b>                |
| <b>Option 3. Combination Cash and Land Dedications</b>                                   |                            |                                |                                 |
| Land Dedication Calculation (D)                                                          |                            |                                |                                 |
| Land Dedication Provided (H)                                                             |                            |                                |                                 |
| Unmet Land Dedication Required: $D - H = (I)$                                            |                            |                                |                                 |
| Unmet Land Unit Equivalent $((I \times 75) / A) = E$                                     |                            |                                |                                 |
| Cash Dedication Requirement $(E \times F) = J$                                           |                            |                                |                                 |

**Staff Recommendation:**

Staff recommends a cash park dedication in the amount of \$409,400 for the first phase of the Benedictine Living Community of Shakopee. The cash dedication shall be used to develop a new park near and adjacent to the proposed senior housing development. As proposed, Phase II at 68 units would require a park dedication of \$151,300, depending on bedroom mix and housing product.

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