



ARAPAHOE COUNTY
OPEN SPACES



Land Dedication Code (aka 'Cash in Lieu') Rewrite

August 10, 2026

Study Session Purpose:

- 1) Rewrite v. amend approach (change from 2/2/2026 Study Session)
- 2) Pulse check on staff recommendations
- 3) Seeking BOCC approval to seek public feedback (BOCC Action Item)





Land Dedication Code Re-write

- 1) Dedication standards update (reminder of 2/2/2026 discussion)
- 2) New provisions to be addressed
- 3) Provisions discussed on 2/2/2026 that have been revised
- 4) Existing provisions that will remain
- 5) Next Steps



Dedication standards update

(reminder of 2/2/2026 discussion)

- CRS 30-28-133 (4) grants counties the authority to require land dedication (or cash in lieu) for schools and parks at the time of subdivision
- Current code was written in the 1990s (at least 35 years old)
- Tischler Bise hired by Open Spaces in June 2025 to update park and school dedication standards (*note: recommendations provided in acres which have been converted into square feet for code purposes*)

Park land			Schools	
Current	Tischler Bise Recommendation	Feb 2, 2026 Direction	Current	Tischler Bise Recommendation
6 acres/ 1,000 residents	18 acres/1,000 residents (West) 16 acres/1,000 residents (East)	10 acres/1,000 residents (West & East)	West: 0.0260 acres/student East: 0.0597 acres/student	West: 0.0747 acres/student East: 0.0648 acres/student



New provisions to be addressed:

1) **Subdivision v. Zoning Changes :**

Recommendation: allow for a modification in land dedication or cash in lieu payments after a parcel has been subdivided and then experiences a zoning change.

2) **Land Suitability for Parks and Schools:**

Recommendation: list standards for review and consideration & grant Department Directors (OS & PWD) ability to determine which standards to apply

3) **Removal of 'Public Purpose' provision:**

Recommendation: strike this as a category eligible for land dedication/cash in lieu purposes

4) **Waivers:**

Recommendation: Within guardrails, authorize Department Directors (OS & PWD) to grant waivers for land dedication/ cash in lieu requirements

Provisions discussed on 2/2/2026 that have been revised

1) **Commercial & industrial land dedication:**

Recommendation: Given the variety of commercial & industrial businesses and their varying employee generation numbers, address park land needs in the site plan design stage.

2) **Market Appraisal & Assumed Value approach:**

Recommendation: Proceed with just the market appraisal which most developers have secured for financing purposes.





Existing provisions that will remain

- 1) Ability to dedicate land to another entity**
- 2) Timing of land dedication at the final plat stage**



Next Steps:

Assuming staff is on the right track, next steps are:

- 1) Publicly circulate draft code for 3 weeks (August – September)
- 2) Planning Commission Study Session for Review & Recommendation (September – October)
- 3) BOCC Study Session for final approval (November – December)
- 4) Code effective date: January 1, 2027