



Board Summary Report

File #: 26-068

Agenda Date: 2/2/2026

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To: Board of County Commissioners

Through: Gini Pingenot, Director, Open Spaces

Prepared By:
Roger Harvey, Planning Manager, Open Spaces

Presenter: Gini Pingenot, Director, Open Spaces; Jason Reynolds, Planning Manager, Public Works; Colin McAweeney, Western Region Manager, TischlerBise

Subject:
1:30 PM *County Land Dedication & Cash in Lieu Policy Revisions Update

Purpose and Request:

The purpose of this study session is to update and solicit feedback from the Board of County Commissioners on the preliminary findings and policy recommendations to the 35-year-old Land Dedication Standards (section 4-2.5) within the Development Code (LDC). This is an informational presentation. Feedback will inform the draft recommendations being developed by Arapahoe County’s Open Space and Public Works Departments.

Alignment with Strategic Plan: Good Governance - Plan for future service, infrastructure, and fiscal needs.

Background and Discussion: A long standing goal for Open Spaces and Public Works has been to update the LDC: Chapter 4; 4-2.5 Land Dedication Standards. The Land Dedication Standards are of particular importance to the Open Spaces Department because land dedication or cash in lieu payments help offset the impact of development and corresponding population increases which place a demand on the public’s shared outdoor spaces. In addition, the code also provides standards for dedication of land or cash in lieu payments for schools and other public purpose, including libraries, fire departments, recreation districts and other county departments.

Open Spaces initiated this update as an identified goal in our 2020 OS Master Plan. This section of the LDC is outdated and was written in the 1990’s. Current standards do not meet current needs or provide the clarity and funding required for development to pay for amenities resident’s desire.

In July of 2025, Open Spaces selected TishlerBise as a consultant to acquire data, conduct a comparative analysis, make recommendations, conduct public and stakeholder outreach and formulate final recommendations for adoption. At this point in the process, Colin McAweeney, with Tischler Bise, and his team have conducted data analysis and stakeholder outreach with school districts (8), recreation districts (5), library districts (1), and the Colorado Homebuilders Association. Through this process we have formulated background demographic data, comparative analysis of adjacent local government dedication standards and draft recommendations on policy and levels of

service for your consideration before proceeding with next steps of public and stakeholder outreach.

In this informational session, Mr. McAweeney will highlight revised population projections and level of service impacts for Arapahoe County. Specific feedback will be solicited on three policy areas: 1.) Dedication standards for park land; 2.) Land valuation methodology (Market Appraisal vs Assumed Value vs combined combination) and 3.) Land dedication for commercial development. Mr. McAweeney will also share the feedback received from current outreach efforts and how that feedback may influence proposed recommendations.

Please note that while the accompanying power point presentation is 27 slides long, presenters intend to cover the material in the first 17 slides. The remaining slides are provided for additional background and reference.

Alternatives: Maintain existing 1990 Land Dedication policy with no change.

Fiscal Impact: The informational study session does not have any financial impacts.

Alignment with Strategic Implementation Strategies: N/A.

Staff Recommendation: Staff and consultant will be presenting LDC: Land Dedication Standards and draft recommendations.

Concurrence: Public Works: Planning Section is a partner on this project