

Hidden Grove Park Dedication Requirements

Per Municipal Code section 14.60.030:

A. Where a recreational or park facility has been designated in the general plan or a specific plan, and is to be located in whole or in part within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the subdivider shall dedicate land for local recreation or park facilities sufficient in size and topography to serve the residents of the subdivision. The amount of land to be provided shall be determined pursuant to the following standards and formula:

Where the town requires the dedication of land, the subdivider or owner shall dedicate land for local recreational or park or open space facilities according to the formula $D \times F = A$ in which:

D=the number of dwelling units

F=a "factor" herein described

A=the buildable acres or open space acres to be dedicated.

B. A buildable acre is a typical acre of the subdivision and located in other than an area on which a building is excluded because of flooding, public rights-of-way, easements or other restrictions.

C. Open space areas may contain floodways, riparian and stream corridors, wildlife corridors, greenways, open water, woodlands or other sensitive habitat. Buffer areas shall not be considered open space areas for purposes of this chapter if the areas are required setbacks on private property.

D. The factor constants which, when multiplied by the number of dwelling units permitted in the subject area, will produce five acres per thousand population.

The land use element requires 5 acres of park per 1000 residents (Page III-25)

Calculation of Dedication Requirement for Hidden Grove:

<i>Use Type</i>	<i>Number of Units</i>	<i>Dedication Requirement</i>
Single Family (.0298)	201	5.99
Multi-Family (.0176)	97	1.71
Total	298	7.70

Our project is providing:

Active Park	2.6
Open Space	12.4
Total	15

Acres Provided in Excess of Requirement	7.30
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The following highlights the inconsistencies with respect to the Town's various documents and policies pertaining to people per household:

Page 9 of the fee study calculates average household size (based on existing residents and housing units) as follows:

- 2.6 per single family
- 2.14 per multifamily

The municipal code says that the math above gets you to 5 acres per 1000 residents, but reversing the math shows that household assumptions are:

- 5.96 per single family
- 3.52 per multifamily

nonetheless, the project exceeds the higher persons per household calculation contained in the municipal code.