

Council, Town Management,

During the last public hearing for Parkdale North, several community members raised concerns about the Parkdale neighborhood's park space. I want to clarify why staff did not require the developer to dedicate land and construct a Town-maintained neighborhood park in this development. In 2015, the then developer of the Compass neighborhood to the north dedicated 10 acres of park space without attaching funding for its development. In 2020, staff negotiated a fee-in-lieu agreement with the current Compass developer, which provided seed funding for construction of the park, although still not enough to fully fund the project. During the initial planning of the Parkdale development, and after evaluating pocket parks, trail connections, school site, and enhanced open space, staff determined that residents would have sufficient outdoor recreation opportunities without another large Town-maintained park located within such close proximity. The fee-in-lieu captured from the Parkdale development will help with the funding gap for Compass Park and Park & Recreation impact fees from the Parkdale development will help fund the future improvements to the enhanced open space in Parkdale.

The total development contains 3.11 acres of pocket parks (a total of 8) that include amenities like playgrounds, open turf areas, bocce/horseshoe courts, shelters, site furniture (benches/tables), and outdoor tennis tables. These amenities meet the adopted standards and specifications for pocket parks, which are reviewed annually to ensure that park amenities stay aligned with industry trends.

There is a 15-acre school site planned for this development, which will provide an additional playground and open turf accessible to the public during non-school hours. Already included in the long-term CIP plan for Parks & Recreation, staff will propose options to enhance portions of the 51-acre open space instead of building a dedicated neighborhood park. These options could include nature play areas, additional trails, and interpretive areas. Such amenities will support diverse recreational needs while preserving valuable open space for residents.

Overall, we believe residents of Parkdale will be well-served and be within a short walking distance to a variety of parks, amenitized open space areas, as well as regional and local trails. Staff is also working with developers to ensure the goals of the Transportation Mobility Plan are met with safe crossings and enhanced multi-modal connectivity between adjacent developments, such as the Compass Neighborhood north of Arapahoe. Parks & Recreation places high importance on serving all residents with a variety of high-quality recreational opportunities accessible to where they live, however, we also focus on ensuring it's done in a responsible way for the future of Erie. Construction costs and future maintenance is a factor, so we consider quality alongside with quantity as we develop the park system.

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Town of Erie | Parks & Recreation

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