



## **City of Palo Alto**

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# **UNDERSTANDING PARKLAND DEDICATION REQUIREMENTS**

## **WHEN DOES THE CITY REQUIRE PARKLAND DEDICATION?**

As a condition of approval of new condominiums or single-family subdivisions in Palo Alto, the City requires that the impact on the Palo Alto parks system be addressed either through dedication of additional parkland, or payment of fees in-lieu of dedication.

## **WHAT PROJECTS ARE SUBJECT TO THIS REQUIREMENT?**

Any residential development that requires a subdivision map under the City's Subdivision Ordinance (Title 21 of the Palo Alto Municipal Code) also requires either dedication of land, or fees in-lieu of land dedication. The most common projects subject to this requirement are condominiums and single-family subdivisions, however, other residential or mixed-use projects requiring a subdivision may also be affected. The requirement only applies to subdivision or parcel map applications submitted after August 18, 2006.

Some types of projects are exempt:

- Residential projects that do not require a subdivision, such as new single-family homes or remodels
- Subdivision of two existing dwelling units, so long as the units remain on the site
- 100% affordable housing projects
- Non-residential projects, including commercial condominiums

Other impact fees may apply to these projects.

## **WHEN IS LAND DEDICATION REQUIRED?**

Any project resulting in more than 50 parcels or condominium units will be required to dedicate public parkland to the City. The amount of land required is 531 square feet per single-family home and 366 square feet per multi-family unit. The multi-family rate typically applies to anything other than single family detached units.

## **WHEN CAN A FEE BE PAID IN-LIEU OF LAND DEDICATION?**

Projects creating 50 or fewer parcels or condominium units are not required to dedicate land, but rather pay a fee in-lieu. The fee is equivalent to the value of the land that the City would otherwise require be dedicated:

$$\text{In-Lieu Fee} = \text{Land Value} \times \text{Square Footage Required}$$

The square footage required is calculated as specified above: 531 square feet per single-family unit, and 366 square feet per multi-family unit. The City uses a default land value of \$3.9 million per acre (as of August 1, 2008) when calculating fees, but the land value may also be determined by an appraisal of the parcel being developed.

## **WHERE CAN I FIND MORE DETAILED INFORMATION?**

The City's subdivision requirements are in Title 21 of the Palo Alto Municipal Code. Parkland dedication requirements may be found in Chapter 21.50. They are available online:

[www.cityofpaloalto.org/gov/depts/clk/municode.asp](http://www.cityofpaloalto.org/gov/depts/clk/municode.asp)