

# Director's Decision Parkland Dedication

## Formal Application for Development Projects Under O-2025-7

**Project Name:** Allison St Townhomes

**Case Number:** ZP24-0018

**Address:** 7767 W. Jewell Ave.

**Project Size:** 2.09 acres (91,073 SF)

**Zoning, Zoning Open Space Requirement, and Open Space Provided:** M-G-U, 30%, .753 acres (32,782 SF)

**Parkland dedication ordinance applicable:** O-2025-7

**Units:** 37

**Anticipated Resident Population:** 62

**Parkland Dedication Requirement Calculation:**

**Neighborhood Park:**

Number of Units X Population Factor X 2.5 acres of parkland/1,000 people

37 new units x 1.68 persons per unit x 2.5 acres parkland dedication per 1,000 persons = .1554 acres (6,769 SF) to be dedicated, or neighborhood park fee for this development is \$67,246

Cost Center: H30385

**Community Park:**

Number of Units X Population Factor X 3 acres of parkland/1,000 people

37 new units x 1.68 persons per unit x 3 acres parkland dedication per 1,000 persons = .1865 acres (8,123 SF) to be dedicated, or community park fee for this development is currently \$80,695

Cost Center: H30375

**Total Parkland Dedication Calculation:** .34 acres (14,892 SF) or \$147,941 Fee in lieu of parkland dedication due with recording of plat.

**Sensitive Habitat:** No known sensitive habitat at time of review.

**Background:** This project is located in Ward 5. The following parks are located within walking distance of this site: Jewell Park .65 miles; Founders Park .72 miles; Peak View Park .92 miles; Green Gables Park .95 miles; and Sanderson Gulch Greenbelt east .48 miles and west .14 miles. This residential development site would be required to provide .1554 acres for a neighborhood park or the equivalent of 6,769 square feet, which provides inadequate usable space to serve the new residents of the proposed development beyond the open space requirements already met on site. Acceptance of fee in lieu would be used to acquire land or make improvements in the same area as specified in Lakewood Ordinance 2025-7.

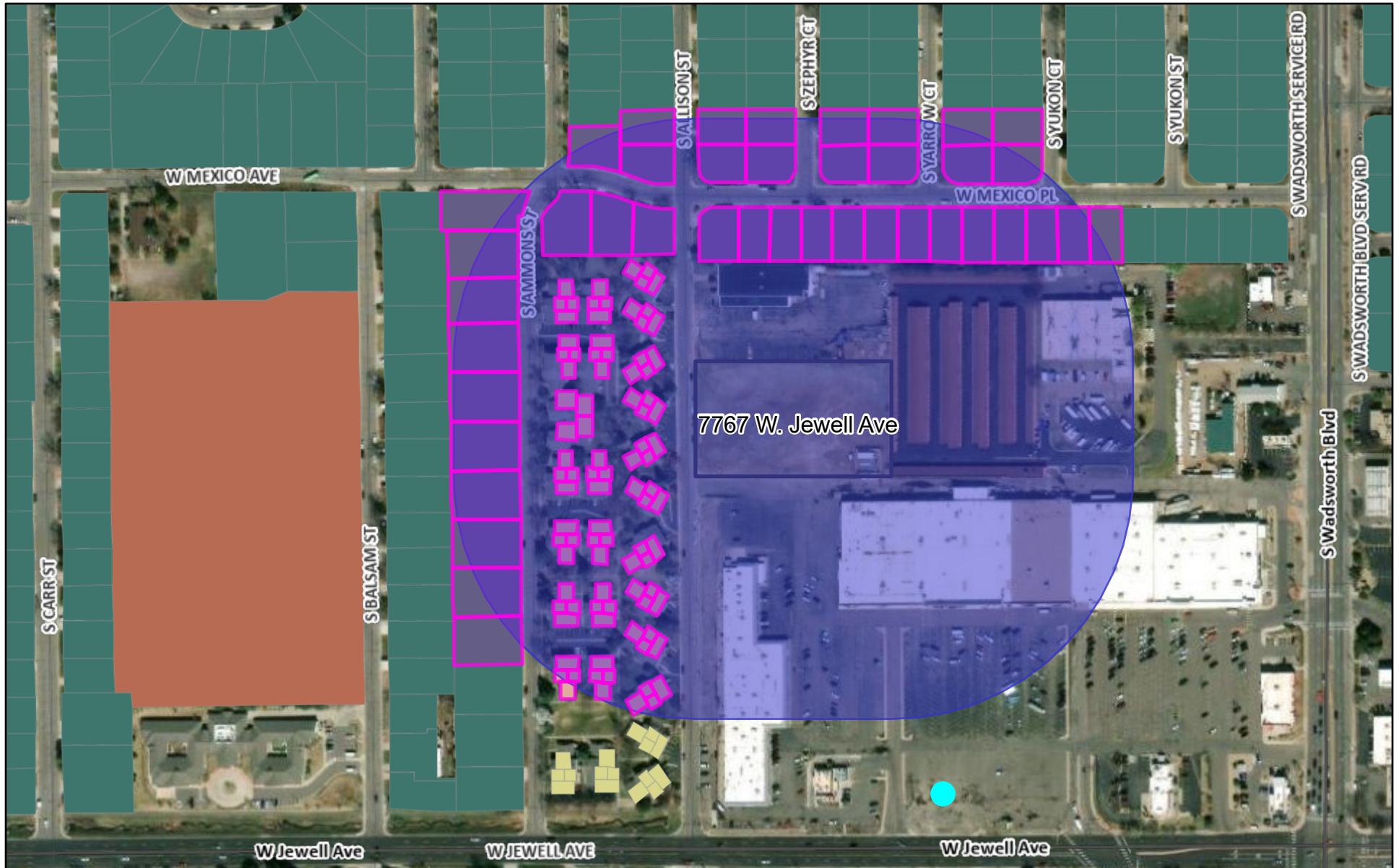
**Decision:** The Director recommends acceptance of fee in lieu of land dedication. The total fee of \$147,941 is to be paid at major site plan approval and is to be utilized by the City for future land acquisition or park improvements as specified in Lakewood Ordinance 2025-7.

For more information regarding the parkland dedication ordinance and to share feedback or submit an appeal form, please visit [Lakewood.org/ParklandDedication](https://Lakewood.org/ParklandDedication).

Signed: \_\_\_\_\_  
Traci Wieland, Director of Community Resources  
City of Lakewood

Date: 07/08/2025

# 7767 W. Jewell Ave.



7/8/2025, 2:40:58 PM

500 ft from Proposed Development result

Residential Parcel

Single Family Detached

Multi-Family Attached

Senior Housing

World Imagery

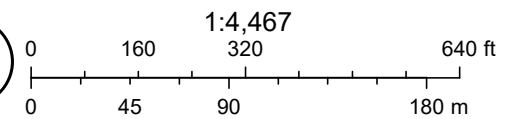
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata



City of Lakewood, Maxar