

Parks - Community Comparison



Acres of Parkland per 1,000 Residents

	NRPA*	Aurora	Longmont	Fort Collins	Parker	Denver	Thornton	Wellington	Loveland	Greeley	Windsor	Boulder	Arvada	Co.Springs
Estimated Population		395,052	98,630	170,376	62,743	716,577	144,922	12,078	79,352	112,609	40,078	105,898	121,414	488,664
Acres of Parks**		1,862	463	995	398	4,801	1,000	86	700	1,175	445	1,226	1,885	9,420
Acres of Parkland / 1,000 Residents	10.8	4.7	4.7	5.8	6.3	6.7	6.9	7.1	8.8	10.4	11.1	11.6	15.5	19.3

* 2023 National Recreation & Parks Association Benchmark

** To the best of our knowledge Acres of Parkland listed omit natural areas, reservoirs and trail corridors



Fort Collins has maintained an AVERAGE size parks system per 1,000 residents

Parks – Categories of Costs



CONSTRUCTION COSTS:

Asphalt Access Drive / Parking Lot
As-Built Survey
[Concrete Courts](#) (post-tension)
Concrete Sidewalks / Plazas
Demolition
Earthwork / [Erosion Control](#)
Electrical Service
[Fencing](#)
Fine Grading / [Soil Amendment](#)
Furnishings (bike racks / benches / picnic tables)
General Conditions / [Bonds](#) / [Insurance](#) / [O+P](#)
Irrigation Pond / Irrigation Pump House
Irrigation System / [Smart Controller](#)
Landscape (plants / mulch / boulders / edging)
Lighting
Mobilization
Permanent Sports Structures / Equipment
Picnic Shelter(s)
Playground Equipment / Surfacing / Infrastructure
[Port-o-Let Enclosure](#)
Restroom / Drinking Fountain

Sanitary Sewer Service

Seeding / Sod
[Site Signage](#) (ID / Regulatory / Playground / Interpretive)
[Sleeving for Future Fiber](#)
[Soft-surface Paths](#)
[Structural Footings](#)
Special Features
Street Improvements / [Signage](#) / [Striping](#)
[Storm Drainage](#) / [Detention Pond](#) / [LIDs](#)
[Topsoil Management](#) / [Weed Control](#)
[Traffic Control](#) / [ROW Permits](#)
[Tree Protection](#)
[Water \(Potable\) System](#) / [Tap](#)
[Water \(Raw\) Water Rights](#) & Delivery System

DEVELOPMENT FEES:

[Basic Development Review Fees](#)
[Building Permit & Review Fees](#)
Light & Power Fees
Raw Water Fees / Water PIFs
[Sanitary Sewer Fees](#)
[Stormwater & Drainage Permits / Fees](#)
TCEF (Street Reimbursement Fees)

CONSULTANT FEES:

[ADA Plan Review & Post-Construction Audit](#)
[Design Consultants](#)

- Landscape Architect / Architect / Irrigation Design
- Civil Engineer / Structural – Mechanical - Electrical Eng.

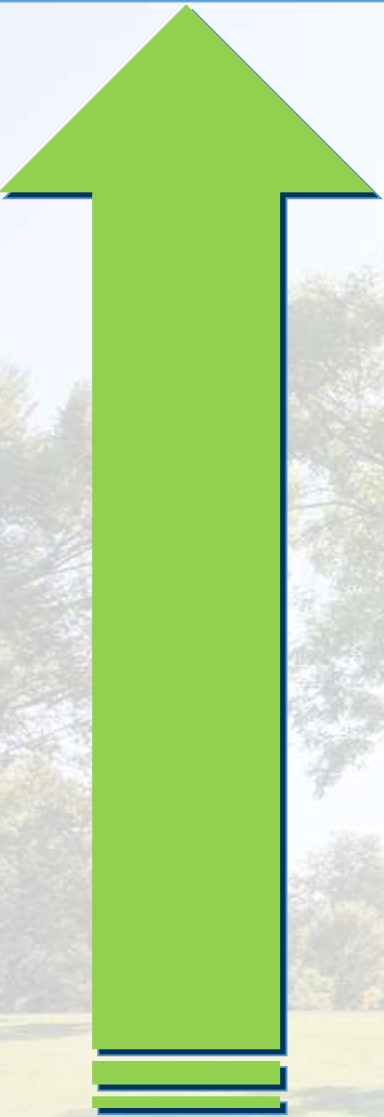
[Environmental Consultant](#)
[Geo-technical Borings / Soils Report](#)
[Materials Testing and Inspections](#)
[Plat / Easements / Alignments](#)
[Playground Inspection / Safety Surfacing Testing](#)
[Site Topographic Survey](#)
[Staff Time](#)

- [Park Planning & Development / Parks Maintenance](#)
- [Operation Services / City Surveying / Water Resource Eng.](#)
- [Real Estate Services / City Attorney's Office](#)

OTHER COSTS:

[Administrative Costs](#)
[Art In Public Places](#) (1%)
[Contingency / Change Orders](#)
[Land Purchase / Title Work / Tax Fees](#)
[Monthly Utility Fees](#) (until transfer to Park Operations)
[Park Maintenance Facility Costs](#)
[Public Outreach Costs](#)

BLACK TEXT includes Costs from the 2013 CEF Study; **BLUE TEXT** includes updated / new Costs associated with Adopted Plans and Updated Development / Safety Standards.



Changes In Standards / Building Requirements

- ADA Design Standards (1990 / 2010)
- Playground Safety Standards (1993)
- International Building Codes (2021) / City Energy Efficiency Codes / LEED Certification
- Water Conservation Policies (irrigation standards / more complex landscapes)
- Stormwater LID Requirements
- Durable Material Choices & Total Cost of Ownership Analysis = Design Solutions that Reduce Maintenance Costs

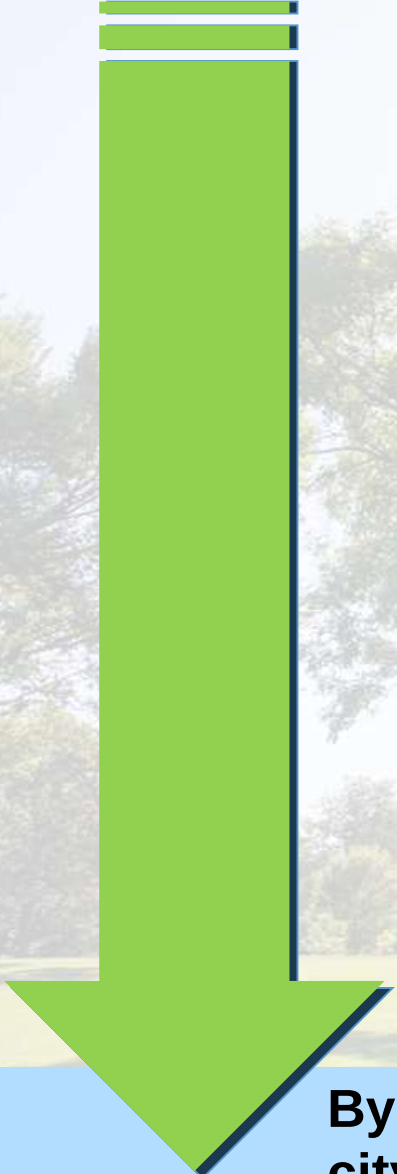
Other Factors that Refine Costs

- More Accurate Cost Reporting to project Business Units (staff time / admin. costs / other city staff time)
- Cost per Acre Relative to Park Size (newer parks are smaller on average, which increases cost / acre)

Escalating Pre-Development Costs

- Increased Values to Purchase Land
- Increased Values to Purchase Water (varies per water district)
- Increased Construction Costs (materials and labor)

Many of these are the SAME cost increases that are impacting housing developers.



Thoughtful Design

- meaningful but affordable amenities (outdoor corn hole, outdoor table tennis) combined with traditional amenities
- more native turf area and less irrigated sod area

Balanced Hardscapes / Circulation

- efficient paved loop walks that also provide maintenance access
- more affordable, soft surface pathways

In House Design

- project management
- drawing and graphic production
- development review coordination / entitlement processing

Strategic Contracting / Procurement

- water packaging / bulk purchasing
- park planning & development vs. contractor purchases
- Packaging of projects

By being STRATEGIC and CREATIVE, city staff are implementing these tactics on city projects to reduce park development costs.

Cost / Acre Inputs into CEF Model



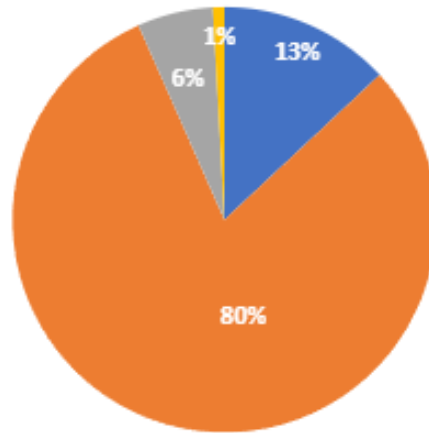
	2017 Study	2023 Study
Neighborhood Parks	Radiant (2014) Water's Way (2011) Registry (2011)	Dovetail (2022) Traverse (2020) Sugar Beet (2018) Crescent (2017)
Community Parks	Twin Silo (2016) Spring Canyon (2006) Fossil Creek (2002)	Twin Silo (2016) Spring Canyon (2006)
Maintenance Facilities	Spring Canyon Shop (2006) Fossil Creek Shop (2002) *District model	East Shop (2022) *System model
* Dates provided are construction bid dates		

The 2023 Study incorporates data from the most recently completed projects

Parks – Maintenance Facility Costs

EAST COMMUNITY PARK SHOP

■ Soft Costs ■ Construction & Outfitting/Furnishings ■ Land ■ APP



Site	Square Feet	Electric	Natural Gas
East Park Shop	6,700	\$2,031	
Edora Park Shop	1,493	\$3,993	
Fossil Creek Park Shop	6,550	\$5,559	\$4,124
City Park Shop	21,075	\$9,562	\$4,412
Downtown Park Shop	14,160	\$5,401	\$4,520
Spring Canyon Park Shop (day use Parks; night use Police)	5,500	\$9,952	\$2,451



UPFRONT COSTS yield return on investment through energy savings