



MEMORANDUM

Exhibit G
(Revised)

Z-3

6-24-04

TO: Sherri Gager
Neighborhood Planning and Zoning Department

FROM: Sarah Campbell
Parks and Recreation Department

DATE: June 10, 2004

SUBJECT: C814-04-0055 RMMA Redevelopment PUD

The RMMA project proposes to dedicate to the City three OS-1 parcels, as shown on the PRELIMINARY PUD Land Use Plan, to satisfy parkland dedication requirements (the "City parkland"). It is our understanding that the developer will also improve these and other open space parcels that make up an entire interconnected system of parks and open space based in large part on Traditional Neighborhood planning principles. The City parkland is acceptable to the Parks and Recreation Department, but only as part of this entire system, as shown on the Illustrative Plan, and what we have been told. However, since the Illustrative Plan is not intended to be included in the PUD documents, there are outstanding elements of the system needing documentation before the Parks and Recreation Department can approve the project in its entirety. These items include (but are not necessarily limited to):

1. Mutual agreement on the improvements to be made to both the City parkland and other open space.
2. Access to, circulation within, and connectivity among all open space parcels, including the City parkland.
3. The degree of availability of the private open space to the general public.
4. The timing of platting and development of the open space parcels, including the City parkland.
5. The timing of dedication of the City parkland, whether by parcel or all at one time.
6. Understanding and agreement about potential overlapping maintenance and operations responsibilities in the City parkland.
7. Cost and payment for maintenance and operations in the City parkland.

At this time, PARD has approved the Zoning Use Summary for OS-1, the Density Table, and the Site Development Regulations. PARD also approves the PUD Land Use Plan, on understanding that the Illustrative Plan or text that