

Proposed Parkland Fee Calculation Methodology

| Variables | Calculation Factor | Description |
|------------------------------|---|---|
| Fee In-Lieu of Land | | |
| Land Level of Service | 1 acre per 106 people or 9.4 acres per 1,000 people | Population/Park Acres |
| Park Acres | 8,201 | Park Acres (excludes Metro and District Parks) |
| City Population | 865,504 (2014) | Current city population |
| Parkland Cost Factor | \$39,000 per acre | Average land cost of acres purchased over the last five years |
| Park Development | | |
| Facilities Level of Service | 1 park per 4,306 people | Population / Number of Developed Parks |
| Number of Developed Parks | 201 | Count of all developed parks |
| City Population | 865,504 (2014) | Current city population |
| Park Development Cost Factor | \$800,000 | Average cost of last 5 neighborhood parks |
| Low Density Development | 2.8 | Persons per Household (PPH) per City |
| Medium Density Development | 2.2 | Persons per Household (PPH) per City |
| High Density Development | 1.7 | Persons per Household (PPH) per City |
| Hotel/Motel Development | 1.7 x 75.3% | High Density (PPH) X Occupancy Rate* |

* As reported annually by the Texas Economic Development and Tourism Office (travel.texas.gov)

A. Fee In-lieu of Land Formula

STEP 1. *Parkland Cost Factor/Parkland Level of Service = Land Cost Per Person*

\$39,000 per acre / 106 persons per acre = \$368 per person

STEP 2. *Density X Land Cost Per Person = Fee In-Lieu of Land by Density*

Low Density Fee – 2.8 PPH X \$368 = \$1,030 per unit

Medium Density Fee – 2.2 PPH X \$368 = \$810 per unit

High Density Fee – 1.7 PPH X \$368 = \$626 per unit

Hotel/Motel Fee – 1.28 PPR X \$368 = \$471 per room

B. Park Development Fee Formula

STEP 1: *Parkland Cost Factor/Parkland Level of Service = Land Cost Per Person*

\$800,000 neighborhood park cost / 4,306 people per developed park = \$186 per person

STEP 2: *Density X Park Development Cost Per Person = Parkland Development Fee by Density*

Low Density Fee – 2.8 PPH X \$186 = \$521 per unit

Medium Density Fee – 2.2 PPH X \$186 = \$410 per unit

High Density Fee – 1.7 PPH X \$186 = \$317 per unit

Hotel/Motel Fee – 1.28 PPR X \$186 = \$238 per room

C. Total Fee-in-Lieu of Parkland and Park Development:

Low Density Fee – \$1,030+ \$521 = \$1,551 per unit

Medium Density Fee – \$810+ \$410 = \$1,220 per unit

High Density Fee – \$626+ \$317 = \$943 per unit

Hotel/Motel Fee - \$471 + \$238 = \$709 per room