

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