

## Proposed Parkland Fee Calculation Methodology

Variables	Calculation Factor	Description
<b>Fee In-Lieu of Land</b>		
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 and Golf Courses)
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
<b>Park Development</b>		
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

### A. Fee In-lieu of Land

*FORMULA:*

*A1. [Parkland Cost Factor/Parkland Level of Service = Land Cost Per Person]*

*A2. Density X Land Cost Per Person = Fee In-Lieu of Land by Density*

#### **FY 2016 Calculation:**

A1.

[ $\$39,000 \text{ per acre} / 106 \text{ persons per acre} = \$368 \text{ per person}$ ]

A2.

Low Density Fee –  $2.8 \text{ PPH} \times \$368 = \$1,030 \text{ per unit}$

Medium Density Fee –  $2.2 \text{ PPH} \times \$368 = \$810 \text{ per unit}$

High Density Fee –  $1.7 \text{ PPH} \times \$368 = \$626 \text{ per unit}$

## **B. Park Development Fee**

### *FORMULA:*

*B1. [Parkland Cost Factor/Parkland Level of Service = Land Cost Per Person]*

*B2. Density X Park Development Cost Per Person = Parkland Development Fee by Density*

### **FY 2016 Calculation:**

*B1:*

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

*B2:*

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

### **Total Park Fee:**

**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**