

2019-2020 Parkland Fee Calculation Methodology

On January 28, 2016, the City Council approved Ordinance 20160128-086 which created a formula to determine the fees required in-lieu of the dedication parkland. The Ordinance requires an annual adoption of the parkland dedication fees during the annual fee schedule process. The fee calculation methodologies are established in § 25-1-605 (D) and § 25-1-606 (B).

The below 2019-2020 fees reflect the Council approved calculation methodology to be adopted annually.

Variables	Calculation Factor	Description
Fee In-Lieu of Land		
Park land Level of Service	101.68 people per 1 acre	Population/Park Acres
Park Acres	9687.58	Park Acres (excludes Metro and District Parks)
City Population	985,046 (2019 Population)	Current city population
Parkland Cost Factor	\$60,926.12 per acre	Average land cost of acres purchased over the last five years
Park Development		
Facilities Level of Service	4,417.25 people per park	Population / Number of Developed Parks
Number of Developed Parks	223	Count of all developed parks
City Population	985,046 (2019 Population)	Current city population
Park Development Cost Factor	\$1,316,363.23	Cost of developing one Neighborhood Park
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 77.3% = 1.3141	High Density (PPH) X Occupancy Rate*

* As reported annually by Austin Convention and Visitors Bureau, Smith Travel Research

A. Fee In-lieu of Land Formula

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

\$60,926.12 per acre / 101.68 persons per acre = \$599.19 per person

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

Low Density Fee – 2.8 PPH X \$599.19 = **\$1,677.74 per unit**

Medium Density Fee – 2.2 PPH X \$599.19 = **\$1,318.22 per unit**

High Density Fee – 1.7 PPH X \$599.19 = **\$1,018.63 per unit**

Hotel/Motel Fee – 1.3141 PPR X \$599.19 = **\$787.40 per room**

B. Park Development Fee Formula

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

\$1,316.363.23 neighborhood park cost / 4417.25 people per developed park = \$298.01 per person

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

Low Density Fee – 2.8 PPH X \$298.01 = **\$834.43 per unit**

Medium Density Fee – 2.2 PPH X \$298.01 = **\$655.63 per unit**

High Density Fee – 1.7 PPH X \$298.01 = **\$506.62 per unit**

Hotel/Motel Fee – 1.3141 PPR X \$298.01 = **\$391.62 per room**

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

Low Density Fee – \$1,677.74+ \$834.43 = **\$2,512.17 per unit**

Medium Density Fee – \$1,318.22+ \$655.63 = **\$1,973.85 per unit**

High Density Fee – \$1,018.63+ \$506.62 = **\$1,525.25 per unit**

Hotel/Motel Fee - \$787.40 + \$391.62 = **\$1,179.02 per room**