

EXHIBIT B

Mansfield Park Land Dedication and Development Fee Ordinance Fee Calculation Methodology

Park Land Level of Service in 2020 Citywide Parks Master Plan

- Neighborhood Parks - 1.5 Acres per 1000 population
- Community Parks - 5.0 Acres per 1000 population
- Linear Parks – 2.0 Acres minimum per 1000 population

Land Requirements

- Neighborhood Parks and Linear Parks - 3.5 Acres per 1000 population
- $1000 / 3.5 \text{ acres} = 1 \text{ acre of neighborhood/linear park per every 285 residents of Mansfield}$
- Average household size in Mansfield per 2020 Census – 3.07 residents per household
- $285 \text{ residents per acre of neighborhood park and linear park} / 3.07 \text{ persons per household} = 93.1 \text{ dwelling units per acre of parkland required.}$

Round up to 100 dwelling units per acre of parkland required

**** In cases where floodplain land or property is proposed to be conveyed to satisfy the parkland requirements, a credit may be given based upon the following formula or ratio: two acres of floodplain shall equal one acre of non-floodplain land.**

Park Acquisition Cost (to determine fee in lieu of land)

Assumption that 1 acre of land costs \$120,000 to purchase (in area that is being developed, not large agricultural tracts)

Residential Type	Fee Calculation	Fee per Dwelling Unit
Single Family	\$120,000 / 100 dwelling units	\$1,200
Multi-Family	\$120,000 / 80 dwelling units	\$1,500

Park Development Cost (to determine fee for development)

- Recommended size of neighborhood parks in Mansfield - 5 acres minimum
- Development cost per neighborhood park (5 to 10 acre size) - \$1,270,750
- Cost per acre of development - \$127,075 to \$254,150
- Average per acre cost is \$190,000 per acre

Residential Type	Fee Calculation	Fee per Dwelling Unit
Single Family	\$190,000 / 100 dwelling units	\$1,900
Multi-Family	\$190,000 / 80 dwelling units	\$2,375

Summary	Fee in Lieu of Land	Park Development Fee	Total
Single Family Residential	\$1,200 per du	\$1,900 per du	\$3,100 per du
Multi Family Residential	\$1,500 per du	\$2,375 per du	\$3,875 per du