

Exhibit A: Windmill Farms Phases 4D-2 and 4D-3 Proportionality Analysis

**Alternative 1: 2018 Ordinance Standard**

<b>Level of Service (2018)</b>	
2018 Population Estimate	20,280
Parkland Acreage	262.35
People per 1 acre parkland	77.30
Parkland acres per 1,000 pop.	12.94

<b>Persons per Household (HH)</b>	
Person per HH Single-family (SF)	3.10
Person per HH Multi-family (MF)	1.20

<b>Dedication of Land (SF)</b>	
1 acre per Dwelling Units (DU)	25

**Fee-in-Lieu of Land (SF)**

Average per Acre Value of Land  
Based on previous City land purchase per Ordinance

Parkland Value per Acre	\$28,169
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Fee-in-Lieu per DU	\$1,126
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<b>Park Devt Fee</b>	
Average Cost of Neighborhood Park (per Ordin.)	\$250,000
Total Existing Parks	11
1 park per Persons	1,844
Cost per Person	\$136
Park Devt Fee per DU	\$422

<b>Total Park Fee</b>	
Total Park Fee per DU	\$1,548

**Windmill Farms Devt**

<b>Dedication of Land (ac)</b>	
Dwelling Units	
Phase 4D-2	196
Phase 4D-3	339
Total SF Dus	535

<b>Dedication of Land (ac)</b>	<b>22</b>
<b>Total Park Fee</b>	<b>\$827,966</b>

**Alternative 2: 2021 Update to Ordinance**

<b>Level of Service (2021)</b>	
2021 Population Estimate (NCTCOG)	26,820
Parkland Acreage	237.97
People per 1 acre parkland	112.70
Parkland acres per 1,000 pop.	8.87

<b>Persons per Household (2019 Census)</b>	
Persons per HU SF	3.19
Persons per HU MF	2.45

<b>Dedication of Land (SF)</b>	
1 acre per Dwelling Units (DU)	36

**Fee-in-Lieu of Land (SF)**

Average per Acre Value of Land

Pinson Farms Parkland price (2017)	\$400,000
Pinson Farms Parkland acreage	16.3
Parkland Value per Acre	\$24,540

Fee-in-Lieu per DU	\$681
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<b>Park Devt Fee</b>	
Average Cost of Neighborhood Park (2.1 ac @ \$500k/ac)	\$1,050,000
Total Existing Parks	13
1 park per Persons	2,063
Cost per Person	\$509
Park Devt Fee per DU	\$1,624

<b>Total Park Fee</b>	
Total Park Fee per DU	\$2,305

**Windmill Farms Devt**

<b>Dedication of Land (ac)</b>	
Dwelling Units	
Phase 4D-2	196
Phase 4D-3	339
Total SF Dus	535

<b>Dedication of Land (ac)</b>	<b>15</b>
<b>Total Park Fee</b>	<b>\$1,233,396</b>

**Alternative 3: 2014 Parks Master Plan Standard**

<b>Level of Service (2014 Parks Master Plan)</b>	
2021 Population Estimate (NCTCOG)	26,820
Parkland Acreage per PMP LOS Standard (15 ac/1000 pop)	402.30
People per 1 acre parkland	66.67
Parkland acres per 1,000 pop.	15.00

<b>Persons per Household (2019 Census)</b>	
Persons per HU SF	3.19
Persons per HU MF	2.45

<b>Dedication of Land (SF)</b>	
1 acre per Dwelling Units (DU)	21

**Fee-in-Lieu of Land (SF)**

Average per Acre Value of Land

Pinson Farms Parkland price (2017)	\$400,000
Pinson Farms Parkland acreage	16.3
Parkland Value per Acre	\$24,540

Fee-in-Lieu per DU	\$1,168
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<b>Park Devt Fee</b>	
Average Cost of Neighborhood Park (2.5 ac @ \$1M/ac)	\$2,500,000
Total Existing Parks	13
1 park per Persons	2,063
Cost per Person	\$1,212
Park Devt Fee per DU	\$3,868

<b>Total Park Fee</b>	
Total Park Fee per DU	\$5,036

**Windmill Farms Devt**

<b>Dedication of Land (ac)</b>	
Dwelling Units	
Phase 4D-2	196
Phase 4D-3	339
Total SF Dus	535

<b>Dedication of Land (ac)</b>	<b>26</b>
<b>Total Park Fee</b>	<b>\$2,694,236</b>

Data Sources: NCTCOG 2021 Population Estimates, US Census Bureau 2019 ACS 5-year