



*National Impact Fee Roundtable*

# **Nonresidential Park Impact Fee**

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# Nexus Models

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- Limit to 'tourist accommodation rooms'
- Park reservation data
  - Limited number of park/facility types
- Hours of opportunity model
  - Not supported by real data
- Intercept survey
  - Statistical sample
  - All park types
  - Local data

# Eugene Process

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- Policy direction established by Council
- Hire survey consultant
- Planning
  - Survey design
  - Allocation to parks/types
- Conduct Survey
- Analyze
- Interpret results

# Summary of Survey Results

Survey Question	Response	Residents (n=1,454)	Nonresidents (n=288)	Total (n=1,742)
6	Origin nonresidential land use	7.4%	11.7%	8.1%
7	Destination nonresidential land use	18.0%	12.9%	17.2%
6/7	Both origin & destination nonresidential Land use	3.8%	13.2%	5.4%
4/5	Nonresidents staying overnight in commercial establishments*		3.1%	0.5%
	<b>Overall</b>	<b>29.2%</b>	<b>40.9%</b>	<b>31.2%</b>

\*Does not include overnight residents who did cite a nonresidential source as the origin or destination of their park visit.

		Residents (n=1,454)	Nonresidents (n=288)	Total (n=1,742)
8/9	Closer to nonresidential land use primary factor	7.8%	7.6%	7.7%
6/7	Both origin & destination nonresidential land use	3.8%	13.2%	5.4%
4/5	Nonresidents staying overnight in commercial establishments*		3.1%	0.5%
	<b>Overall</b>	<b>11.6%</b>	<b>23.9%</b>	<b>13.6%</b>

\*Does not include overnight residents who did cite a nonresidential source as the origin or destination of their park visit.

# Survey Limitations

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- **Park type differentiation**
  - Not all results statistically valid
- **Land use impact**
  - Limited in survey design
- **Interpretation**
  - What counts as nonresidential use?

# Fee Assessment Bases

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- Hotel/motel rooms
- Building size/employment density
- Parking spaces
- Construction value
- Trip generation rates