

CITY OF SHORELINE

# Park Impact Fee: Methodology

February 13, 2017



# Agenda

1. Impact Fees: What are they?
2. Impact Fee Methodology: How are fees calculated?
3. Next Steps
4. Q&A



# Impact Fees: What are they?

## Definition of an Impact Fee

One time payment...

... by new development ...

... for capital costs of facilities ...

... needed by new development.

# Impact Fees: What are they?

## Reasons governments charge impact fees

- Revenue: for public facilities
- Policy: growth pays a portion of costs
- Quality of life: public facilities keep up with growth

# Impact Fees: What are they?

## What can impact fees pay for?

- **CAN** pay for “system improvements” in adopted CFP/CIP that add capacity
- **NOT** pay for “project improvements” (i.e. HOA areas)
- **NOT** pay for repair, replacement, renovation that do not add capacity

# Impact Fees: What are they?

## Rules (State Laws) for Impact Fees

### 1. “Fair Share”

= growth yes, deficiency no

### 2. “Reasonably needed” & “proportional share”

= fee proportional to impacts

# Impact Fees: What are they?

## Rules (State Laws) for Impact Fees

### 3. “Credits”

= no double charging

### 4. “Not rely solely on impact fees”

= must include some other funding

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## Methodology Topics

- Park types, ownership, and geography
- Development that pays park impact fees
- Basis for park impact fees
- Implementation Issues

## **Park Types, Ownership & Geography**

1. Types of parks and recreation facilities
2. Trails
3. Ownership
4. Service areas

## **Development that Pays Park Impact Fees**

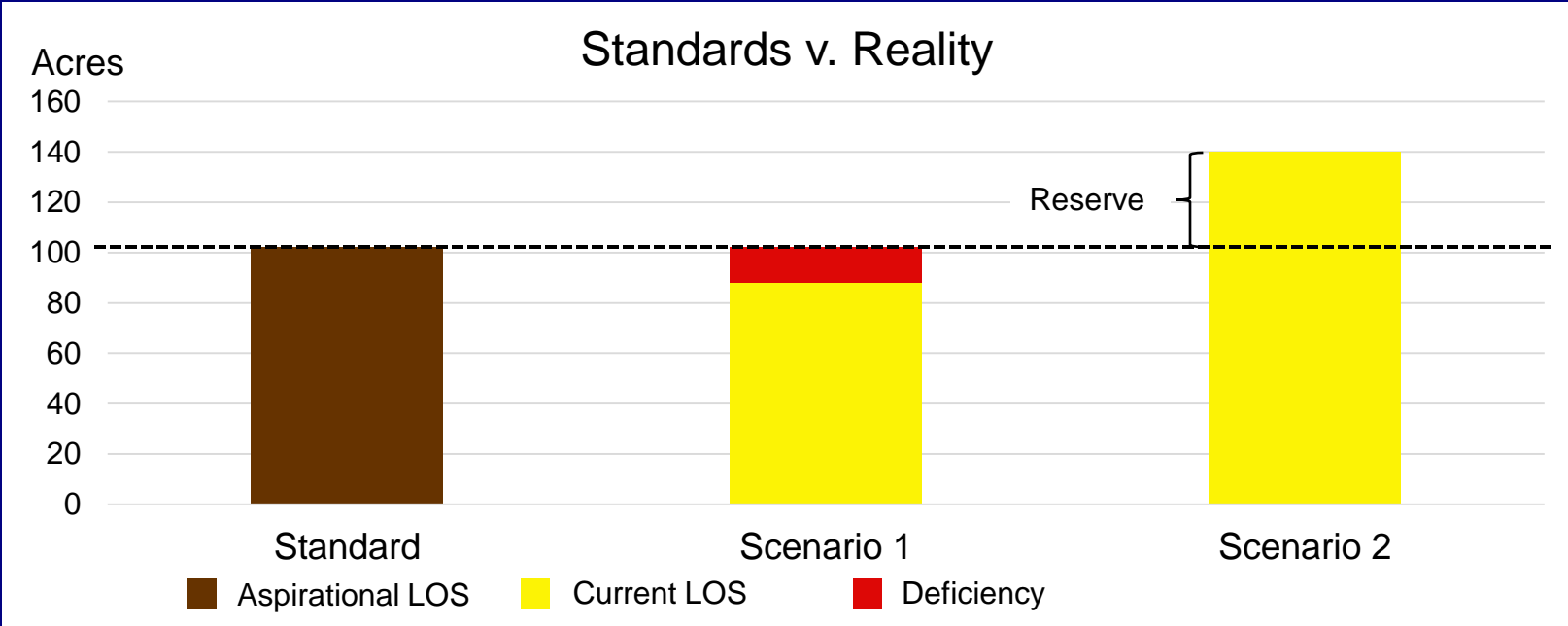
5. Residential and nonresidential development
6. Type of residence vs size of residence
7. Exemptions

## **Basis for Park Impact Fees**

8. Acres & types vs value
9. Current LOS vs aspirational LOS

# Methodology for Park Impact Fees for Shoreline

## Level of Service: Standard vs Current



## Basis for Park Impact Fees

8. Acres & types vs value
9. Current LOS vs aspirational LOS
10. Capital facilities plan
11. Other funding sources

## Implementation Issues

12. Inflation adjustment

13. Updates of park impact fees

14. Other mitigation requirements

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# Next Steps

1. Calculation of updated fees
2. Prepare impact fee report
3. Staff review of updated impact fees
4. Presentation of updated impact fees to PRCS/Tree Board
5. Presentation of updated impact fees to City Council
6. City Council public hearing

# Questions?