

Chapter 20.90

CONCURRENCY & IMPACT FEES

**Part III. ~~Neighborhood and~~ Community Parks Impact Fee.**

20.90.400 Community ~~and Neighborhood/Mini-Parks~~ Impact Fee.

- ~~(a) Residential developments shall pay a Community Park Impact Fee of \$1,662 for each single-family dwelling unit and \$1,497 for each multi-family dwelling unit prior to issuance of a building permit.~~
- ~~(b) Residential developments which do not set aside for a Neighborhood/Mini Park per §20.52.010 (Mini Parks Required) or existing lots shall pay a Neighborhood/Mini Park In Lieu Fee of \$484 per single-family dwelling unit and \$436 per multi-family dwelling unit, prior to issuance of a building permit.~~
- (a) Established. All residential developments shall pay a Community Park Impact Fee, as allowed per RCW 82.02.050 through 82.02.090. The per person rate is based on the average occupants (persons) per residential housing type per the Washington State Office of Financial Management Department (2021) as shown in Exhibit E of the Parks and Recreation Master Plan.
- (b) Applicability. The community park impact fee is calculated based on the number and type of residential dwelling units permitted at the time of building permit issuance. The community park impact fees are not subject to vesting and are calculated from the fee in place at the time of building permit submittal. Impact fees shall be paid prior to building permit issuance.
- (c) Exemptions.
  - (1) A credit must be provided for redevelopment sites or subdivisions for the number of residential units existing on the site prior to redevelopment.
  - (2) The reconstruction, remodeling, or replacement of existing buildings, structures, mobile homes, or manufactured homes, which does not result in any new units.
  - (3) Conversions of apartment complexes to condominium ownership where no new dwelling units are created.
  - (4) A credit must be provided for the value of any dedication of land for, improvement to, or new construction of any system improvements provided by the developer, to facilities that are identified in the Parks and Recreation Master Plan and that are required by the city as a condition of approving the development activity.
  - (5) In the event the amount of any credit exceeds the amount of the impact fee due, the city is not required to reimburse the difference to the owner.
- (d) Establishment of Service Areas. The city establishes as the service area for park impact fees all areas in which development may occur that would impact the city's park, open space, or recreational system, including all property located within the corporate limits of the city as now existing or may be amended by annexation.
- (e) The community park impact fee component must be calculated using the following formula:

$$\text{PIF} = (C / P) \times R \times O$$

Example: Single Family Residential Home Community Park Impact Fee

$$\underline{\$2,536.16 = (\$26,483,652 / 13,784) \times 50\% \times 2.64}$$

(f) In the formula above:

- (1) “PIF” means the total community park impact fee per housing type.
- (2) “C” means the total cost required to maintain the existing level of service of city facilities (\$26,483,652.00 as shown in Appendix E of the Parks and Recreation Master Plan).
- (3) “P” means the total expected increase of population to the city (13,784 as shown on sheet E-17 of the Parks and Recreation Master Plan).
- (4) “C / P” means the total community park impact fee per person. (\$1,921.33 as shown in Appendix E of the Parks and Recreation Master Plan).
- (5) “R” means an adjustment to the rate portion of the anticipated revenues resulting from a development that is proportional to system improvements contained in the Parks and Recreation Master Plan. The adjustment for park impacts is determined to be fifty (50) percent for market rate developments
- (6) “O” means the average number of occupants per dwelling unit as provided by the Washington State Office of Financial Management for the City of Arlington at the time of the most current Parks and Recreation Master Plan, shown in the Table-1.

Average Number of Occupants per Dwelling Type: Table-1

<u>Residential Housing Type</u>	<u>Number of Occupants</u>
<u>Single Family Residence</u>	<u>2.64</u>
<u>Manufactured Home</u>	<u>2.37</u>
<u>Duplex</u>	<u>2.05</u>
<u>Triplex and Quadplex</u>	<u>2.01</u>
<u>Multiplex – 5 Units or More</u>	<u>2.00</u>

(g) A residential development shall pay the established fee of \$1,921.33.00 per person per unit based on the residential unit type in Table-1, at a fifty percent (50%) rate per Table-2, unless a reduction is allowed for alternative housing types as adopted by Arlington Municipal Code or State regulations.

Residential Community Park Impact Fee Table-2

<u>Residential Housing Type</u>	<u>Impact Fee Per Person</u>	<u>Persons Per Unit</u>	<u>Percentage Charged</u>	<u>Impact Fee Per Unit</u>
<u>Single Family Residence</u>	<u>\$1,921.33</u>	<u>2.64</u>	<u>50%</u>	<u>\$2,536.16</u>
<u>Manufactured Home</u>	<u>\$1,921.33</u>	<u>2.37</u>	<u>50%</u>	<u>\$2,276.78</u>
<u>Duplex</u>	<u>\$1,921.33</u>	<u>2.05</u>	<u>50%</u>	<u>\$1,969.36</u>
<u>Triplex and Quadplex</u>	<u>\$1,921.33</u>	<u>2.01</u>	<u>50%</u>	<u>\$1,930.94</u>
<u>Multiplex – 5 Units or More</u>	<u>\$1,921.33</u>	<u>2.00</u>	<u>50%</u>	<u>\$1,921.33</u>