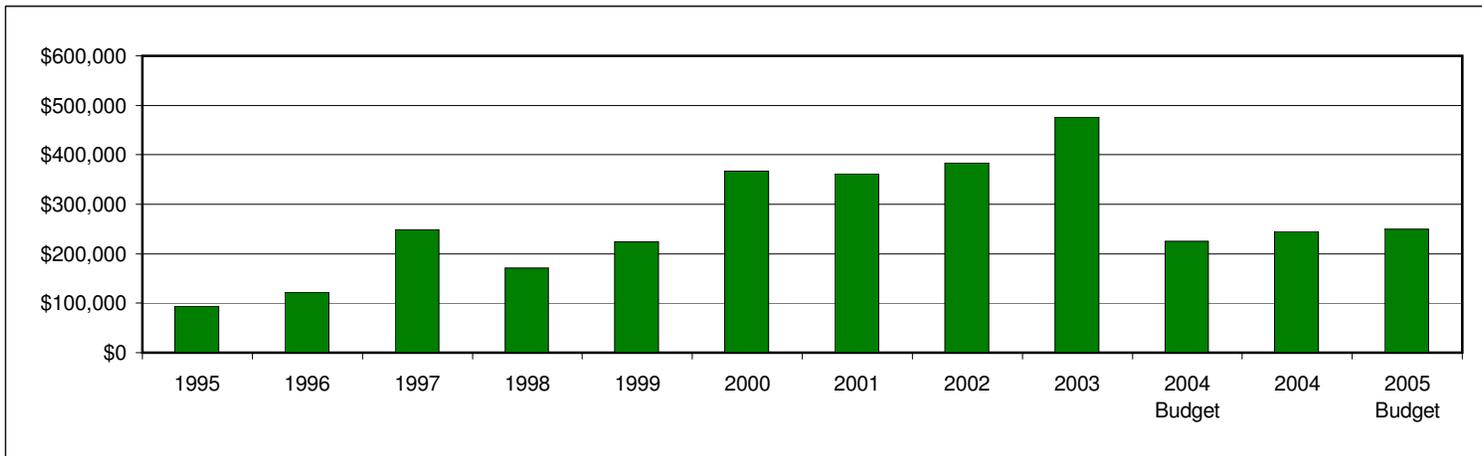


# Parks Mitigation

## Perspectives

Impact mitigation fees are used to help offset the costs of growth in Renton. This is accomplished by requiring developers to pay for park improvements based on the impact of their development upon the City's park and recreation system.

	2002	2003	2004 Budget	2004	2005 Budget
<b>Fund 303</b>	\$383,784	\$476,603	\$225,000	\$245,054	\$250,000



## Forecast Assumptions

- 2003 A tighter economic climate is expected to slow the growth in residential construction. The lower level of construction activity was expected to result in receipt of mitigation fees that are about 65% of the previous year. Actual revenues exceeded the previous year by 24%.
- 2004 We expect a stable economic climate, however we are taking a conservative approach, budgeting mitigation revenue at 50% of 2003 actual receipts.
- 2005 We expect a stable economic climate to continue, however we are taking a conservative approach, budgeting mitigation revenue at little more than the 2004 actual receipts.

**Authority and Rates**

- Tax/Revenue Base: Residential development occurring in the City of Renton, excluding construction or location of any residential structures of four dwelling units or less and low income housing as defined by Resolution 3082.
- RMC: Resolution 3082 established a Park and Recreation Facilities mitigation policy and fee and declared it a SEPA policy (effective Jan. 1, 1994).
- RCW: 82.02.050: Impact fees - Intent - Limitations  
82.02.060: Impact fees - Local ordinances - Required provisions  
82.02.070: Impact fees - Retained in special amounts - Limitations on use - Administrative appeals  
82.02.080: Impact fees - Refunds  
82.02.090: Impact fees - Definitions

**Background Information**

Impact Fee Calculations:

The formula for calculating the impact fees assumes:

1. Assumes an average cost per acre of R-1 zoned property at \$30,000 for park land acquisition and development cost of \$75,000 per acre for neighborhood and community parks. The actual cost will be determined at the time of the application.
2. Based on 2.62 persons per single family dwelling unit and 1.7 persons per multi-family unit. Source: Washington State Office of Financial Management, 1989.

Residential Impact Fee=  $\frac{((C \times S) \times D)}{1,000}$

**C** = Average cost/acre for acquisition and development  
**S** = Combined standard (in acres/1,000 residents) for neighborhood and community parks (1.2 acres + 1.1 acres = 2.3 acres)

**D** = Average number of occupants per dwelling unit