

# City of Olympia

## Park Impact Fee Study -- HYBRID: Lower of TOR and Existing LOS

### Fee Calculation

		10-Year Analysis	6-Year Share
<b>I. Net Cost Basis</b>			
<b>A. Eligible Existing Facilities Costs</b>			
Excess Facilities Cost Based on 2020 LOS		\$ 1,243,656	\$ 746,193
<b>B. Eligible Future Project Costs</b>			
Parks Facilities	\$ 25,601,197	\$ 25,601,197	\$ 15,360,718
<b>C. Adjustment for Outside Funding Sources</b>			
Grants	\$ -		
Other Outside Funding	-		
less: Total Outside Funding Sources		-	-
<b>D. Proportionate Share of Other Sources</b>			
2% Utility Tax Revenue		\$ (433,740)	\$ (260,244)
SEPA Mitigation Fees		(623,035)	(373,821)
Parks Fund Revenues	\$ -		
General Fund Transfers	-		
Investment Interest	-		
Total		\$ -	
Estimated Cumulative Population Growth		16.79%	
less: Proportionate Share of Other Sources		(1,056,775)	(634,065)
<b>Net Cost Basis</b>		<b>\$ 25,788,078</b>	<b>\$ 15,472,847</b>
<b>II. Charge Basis</b>			
Projected Increase in Population		12,250	7,350
<b>III. Park Impact Fee</b>			
Impact Fee per Person		\$ 2,105	\$ 2,105

Type of Residence	Persons per Unit	Impact Fee per Unit	
Single-Family Residential (SFR)	2.50	\$ 5,263	
Multi-Family Residential (MFR)	1.60	\$ 3,368	<i>Includes townhouses, duplex, and mobile homes</i>
Downtown MFR	1.01	\$ 2,126	
Single Room & Accessory Dwelling Unit	1.00	\$ 2,105	

Source for occupancy rates: 2007 Rate Study for Impact Fees for Park Land.

# City of Olympia

## Park Impact Fee Study -- HYBRID: Lower of TOR and Existing LOS Projected Funding Sources

FUNDING SOURCES	2007-2009 Annual Avg	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
2% Utility Tax Revenue [a]	n/a	7,930	16,266	23,875	32,590	39,634	48,590	54,834	63,937	69,096	76,988	433,740
SEPA Mitigation Fees [b]	n/a	-	-	124,607	124,607	124,607	124,607	124,607	-	-	-	623,035
Parks Fund Revenues	-	-	-	-	-	-	-	-	-	-	-	-
General Fund Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Investment Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Grand Total</b>	-	<b>7,930</b>	<b>16,266</b>	<b>148,482</b>	<b>157,197</b>	<b>164,241</b>	<b>173,197</b>	<b>179,441</b>	<b>63,937</b>	<b>69,096</b>	<b>76,988</b>	<b>1,056,775</b>

[a] Source: Capital Investment Strategy. Excludes revenues allocated for future operating and maintenance expenses related to labor and equipment, as shown below (2020 cost estimated based on 5% assumed labor and equipment cost inflation). Note: Year 2020 utility tax revenue total is based on the 2010-2019 annual growth rate of 2%.

2% Utility Tax Revenue Forecast	\$ 2,142,024	\$ 2,184,865	\$ 2,228,562	\$ 2,273,133	\$ 2,318,596	\$ 2,364,968	\$ 2,412,267	\$ 2,460,512	\$ 2,509,723	\$ 2,559,917	\$ 23,454,567
less: Labor and Equipment Expense Forecast	(673,466)	(693,670)	(783,905)	(808,846)	(908,230)	(938,528)	(1,046,376)	(1,081,005)	(1,197,981)	(1,257,880)	(9,389,886)
2% Utility Tax Revenue Forecast (Net)	\$ 1,468,558	\$ 1,491,195	\$ 1,444,657	\$ 1,464,287	\$ 1,410,366	\$ 1,426,440	\$ 1,365,891	\$ 1,379,508	\$ 1,311,742	\$ 1,302,038	\$ 14,064,681
less: Non-Residential Tax Revenue (73%)	(1,072,047)	(1,088,572)	(1,054,599)	(1,068,929)	(1,029,567)	(1,041,301)	(997,100)	(1,007,041)	(957,572)	(950,487)	(10,267,217)
Residential Utility Tax Revenue Forecast	\$ 396,511	\$ 402,623	\$ 390,057	\$ 395,357	\$ 380,799	\$ 385,139	\$ 368,791	\$ 372,467	\$ 354,170	\$ 351,550	\$ 3,797,464
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
Cumulative Growth Rate (growth's share of tax)	2.0%	4.0%	6.1%	8.2%	10.4%	12.6%	14.9%	17.2%	19.5%	21.9%	
Residential Utility Tax Revenue from Growth	\$ 7,930	\$ 16,266	\$ 23,875	\$ 32,590	\$ 39,634	\$ 48,590	\$ 54,834	\$ 63,937	\$ 69,096	\$ 76,988	\$ 433,740

[b] Source: Capital Investment Strategy. Updated March 22, 2011. 2011-2019.

# City of Olympia

## Park Impact Fee Study -- HYBRID: Lower of TOR and Existing LOS

### Calculation of Growth Portion of Facility Needs

2010 Pop:	60,720	Urban Growth Area (UGA)
2020 Pop:	72,970	1.85% average annual growth, 2010-2020
Pop. Increase	12,250	16.79% cumulative population growth, 2010-2020

# City of Olympia

## Park Impact Fee Study -- HYBRID: Lower of TOR and Existing LOS

### Unit Costs

#### 1. Reported Unit Costs

Facility Type	Land	Development	Road Frontage	July 2010 Cost per Developed Acre	
Neighborhood Parks	\$ 101,196	\$ 357,976	\$ 67,466	\$ 526,638	
Community Parks	\$ 234,784	\$ 262,944	\$ 27,357	\$ 525,085	
Open Space Network	n/a	\$ 47,335	\$ 0	\$ 47,335	<i>Note: Excludes land acquisition cost of \$44,149 per acre.</i>

Source: Forecasts for Olympia Park Costs (July 8, 2010).

#### 2. Unified Unit Cost

##### All Parks Facilities

Facility Type	2009 Developed Acreage	% of 2009 System	July 2010 Cost per Developed Acre	Proportionate Cost per Developed Acre
Neighborhood Parks	69.10	7.6%	\$ 526,638	\$ 39,887
Community Parks	106.91	11.7%	\$ 525,085	\$ 61,531
Open Space Network	736.33	80.7%	\$ 47,335	\$ 38,203
<b>Totals</b>	<b>912.34</b>	<b>100.0%</b>		<b>\$ 139,621</b>

# City of Olympia

## Park Impact Fee Study -- HYBRID: Lower of TOR and Existing LOS

Level of Service: Existing Only

### Existing Level of Service -- 2010 Master Plan Totals

#### (A) Neighborhood Parks Facilities

Note

2010 Neighborhood Parks Developed Acreage	39.92	
2010 Total Population	60,720	Within Urban Growth Area (UGA)
<b>2010 Neighborhood Parks Level of Service</b>	<b>0.66</b>	Neighborhood Parks Developed Acreage per 1,000 Capita

#### (B) Community Parks Facilities

Note

2010 Community Parks Developed Acreage	152.12	Includes acreage owned by other jurisdictions
2010 Total Population	60,720	Within Urban Growth Area (UGA)
<b>2010 Community Parks Level of Service</b>	<b>2.51</b>	Community Parks Developed Acreage per 1,000 Capita

#### (B) 2010 Parks Plan Totals

2010 Community Parks Developed Acreage	152.12
2010 Total Population	60,720
<b>2010 Community Parks LOS</b>	<b>2.51</b>

#### (C) Open Space Facilities

Note

2010 Open Space Developed Acreage	705.76	Includes acreage owned by other jurisdictions
2010 Total Population	60,720	Within Urban Growth Area (UGA)
<b>2010 Open Space Level of Service</b>	<b>11.62</b>	Open Space Developed Acreage per 1,000 Capita

#### (C) 2010 Parks Plan Totals

2010 Open Space Developed Acreage	705.76
2010 Total Population	60,720
<b>2010 Open Space Level of Service</b>	<b>11.62</b>

Source: May 2010 Proposed Replacement for "Park Land Acquisition - Needs Assessment" Section of 2010 Parks, Arts & Recreation Plan.

### 2. Proposed Level of Service Standard: Target Outcome Ratio

#### (A) Neighborhood Parks Facilities

2010 Neighborhood Parks Developed Acreage	39.92	
Proposed Neighborhood Parks Acres to Develop	14.52	
<b>2020 Neighborhood Parks Target Acreage</b>	<b>54.44</b>	Neighborhood Parks Developed Acres
2020 Population	72,970	Within Urban Growth Area (UGA)
2020 Target Outcome Ratio (TOR)	0.75	Neighborhood Parks Developed Acres per 1,000 Capita

#### (B) Community Parks Facilities

2010 Community Parks Developed Acreage	152.12	Includes acreage owned by other jurisdictions
Proposed Community Parks Acres to Develop	60.55	Includes 40-acre community park and West Bay 5.2 acres
<b>2020 Community Parks Target Acreage</b>	<b>212.67</b>	Community Parks Developed Acres
2020 Population	72,970	Within Urban Growth Area (UGA)
2020 Target Outcome Ratio (TOR)	2.91	Community Parks Developed Acres per 1,000 Capita

#### (B) 2010 Parks Plan Totals

2010 Community Parks Developed Acreage	152.12
Proposed Community Parks Acres	60.55
<b>2020 Community Parks Target LOS</b>	<b>212.67</b>
2020 Population	72,970
2020 Target Outcome Ratio (TOR)	2.91

#### (C) Open Space Facilities

2010 Open Space Developed Acreage	705.76	Includes acreage owned by other jurisdictions
Proposed Open Space Acres to Develop	110.81	Includes West Bay 6.22 acres
<b>2020 Open Space Target Acreage</b>	<b>816.57</b>	Open Space Developed Acres
2020 Population	72,970	Within Urban Growth Area (UGA)
2020 Target Outcome Ratio (TOR)	11.19	Open Space Developed Acres per 1,000 Capita

#### (C) 2010 Parks Plan Totals

<b>2020 Open Space Target LOS</b>	<b>816.57</b>
2020 Population	72,970
2020 Target Outcome Ratio (TOR)	11.19

Source: "New Programs and Projects" Chapter 4 of 2010 Parks, Arts & Recreation Plan (August 10, 2010).

# City of Olympia

## Park Impact Fee Study -- HYBRID: Lower of TOR and Existing LOS

### Existing Facilities Cost

#### Unused Capacity Based on Lower of Existing LOS and TOR

##### (A) Neighborhood Parks Facilities

2020 Target LOS for Neighborhood Parks	0.75	Developed Acres per 1,000 Capita
2010 Level of Service	0.66	Developed Acres per 1,000 Capita
2010 Population	60,720	Within Urban Growth Area (UGA)
2010 Neighborhood Parks Developed Acreage	39.92	
Required 2010 Neighborhood Parks Developed Acreage	39.92	Based on Lower of Existing LOS and TOR
<b>Excess Neighborhood Parks Developed Acreage in 2010</b>	<b>0.00</b>	

Cost per Neighborhood Parks Acre \$ 526,638

**Cost of Excess Neighborhood Parks Developed Acreage \$ 0**

##### (B) Community Parks Facilities

2020 Target LOS for Community Parks	2.91	Developed Acres per 1,000 Capita
2010 Level of Service	2.51	Developed Acres per 1,000 Capita
2010 Population	60,720	Within Urban Growth Area (UGA)
2010 Community Parks Developed Acreage	152.12	
Required 2010 Community Parks Developed Acreage	152.12	Based on Lower of Existing LOS and TOR
<b>Excess Community Parks Developed Acreage in 2010</b>	<b>0.00</b>	

Cost per Community Parks Acre \$ 525,085

**Cost of Excess Community Parks Developed Acreage \$ 0**

##### (C) Open Space Facilities

2020 Target LOS for Open Space	11.19	Developed Acres per 1,000 Capita
2010 Level of Service	11.62	Developed Acres per 1,000 Capita
2010 Population	60,720	Within Urban Growth Area (UGA)
2010 Open Space Developed Acreage	705.76	
Required 2010 Open Space Developed Acreage	679.49	Based on Lower of Existing LOS and TOR
<b>Excess Open Space Developed Acreage in 2010</b>	<b>26.27</b>	

Cost per Open Space Acre \$ 47,335

**Cost of Excess Open Space Developed Acreage \$ 1,243,656**

##### All Parks Facilities

**2010 Cost of All Excess Developed Acreage \$ 1,243,656**

# City of Olympia

## Park Impact Fee Study -- HYBRID: Lower of TOR and Existing LOS Planned Facilities Cost

### Growth-Related Costs Based on Lower of TOR and Existing LOS

#### (A) Neighborhood Parks Facilities

2020 Target LOS for Neighborhood Parks	0.75	Developed Acres per 1,000 Capita
2010 Level of Service	0.66	Developed Acres per 1,000 Capita
2020 Population	72,970	Within Urban Growth Area (UGA)
2020 Required Neighborhood Parks Developed Acreage	47.97	Using Lower of Existing LOS and TOR
2010 Neighborhood Parks Developed Acreage	39.92	
<b>Neighborhood Parks Developed Acreage Needed for Growth</b>	<b>8.05</b>	

Cost per Neighborhood Parks Acre \$ 526,638

**Cost of Required Future Developed Neighborhood Parks Facilities \$ 4,241,379**

#### (B) Community Parks Facilities

2020 Target LOS for Community Parks	2.91	Developed Acres per 1,000 Capita
2010 Level of Service	2.51	Developed Acres per 1,000 Capita
2020 Population	72,970	Within Urban Growth Area (UGA)
2020 Required Community Parks Developed Acreage	182.81	Using Lower of Existing LOS and TOR
2010 Community Parks Developed Acreage	152.12	
<b>Community Parks Developed Acreage Needed for Growth</b>	<b>30.69</b>	

Cost per Community Parks Acre \$ 525,085

**Cost of Required Future Developed Community Parks Facilities \$ 16,114,627**

#### (C) Open Space Facilities

2020 Target LOS for Open Space	11.19	Developed Acres per 1,000 Capita
2010 Level of Service	11.62	Developed Acres per 1,000 Capita
2020 Population	72,970	Within Urban Growth Area (UGA)
2020 Required Open Space Developed Acreage	816.57	Using Lower of Existing LOS and TOR
2010 Open Space Developed Acreage	705.76	
<b>Open Space Developed Acreage Needed for Growth</b>	<b>110.81</b>	

Cost per Open Space Acre \$ 47,335

**Cost of Required Future Developed Open Space Facilities \$ 5,245,191**

#### All Parks Facilities Required by Growth

**Total Future Costs of Required Facilities for Growth \$ 25,601,197**

# City of Olympia

## Park Impact Fee Study -- HYBRID: Lower of TOR and Existing LOS Planned Facilities Cost

### Cost to Correct Existing Deficiency

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#### (A) Neighborhood Parks Facilities

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2010 Neighborhood Parks Developed Acreage Deficiency	0.00	Based on 2010 Level of Service
Cost per Neighborhood Parks Acre	\$ 526,638	
<b>Future Cost to Correct Developed Neighborhood Parks Deficiency</b>	<b>\$ 0</b>	

#### (B) Community Parks Facilities

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2010 Community Parks Developed Acreage Deficiency	0.00	Based on 2010 Level of Service
Cost per Community Parks Acre	\$ 525,085	
<b>Future Cost to Correct Developed Community Parks Deficiency</b>	<b>\$ 0</b>	

#### (C) Open Space Facilities

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2010 Open Space Developed Acreage Deficiency	0.00	Based on 2010 Level of Service
Cost per Open Space Acre	\$ 47,335	
<b>Future Cost to Correct Developed Open Space Deficiency</b>	<b>\$ 0</b>	

#### All Parks Facilities Required to Correct Existing Deficiency

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<b>Total Future Cost to Address Existing Deficiencies</b>	<b>\$ 0</b>	
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