

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, ADOPTING THE CITY OF OLYMPIA PARK IMPACT FEE STUDY DATED OCTOBER 2012; AMENDING PARK IMPACT FEES; AND AMENDING SECTIONS 15.04.020, 15.04.030, AND 15.16.010 OF THE OLYMPIA MUNICIPAL CODE.

WHEREAS, RCW 82.02.050 - .090 authorizes the City of Olympia to adopt an ordinance imposing impact fees; and

WHEREAS, in Ordinance Nos. 5490 and 6164, the City of Olympia did adopt such impact fees, to include "Park Impact Fees"; and

WHEREAS, in 2008, the City Council approved an annual adjustment mechanism for Park Impact Fees based on land, design, and development costs; and

WHEREAS, the City Council has called for an annual review of impact fees, concurrent with the annual review of the Capital Facilities Plan (CFP) element of the City's Comprehensive Plan, to consider adjustments to the fees; and

WHEREAS, the City of Olympia has updated its rate study for Park Impact Fees and is adopting impact fees based on the new rate study; and

WHEREAS, a public hearing was held on July 26, 2012, to receive and consider comments from members of the public regarding Park Impact Fees; and

WHEREAS, a public hearing was held on August 6, 2012, to receive and consider comments from members of the public regarding the 2013-2018 CFP; and

WHEREAS, following its review of the 2013-2018 CFP, the Olympia City Council decided to adjust Park Impact Fees consistent with the fee analysis proposed in the *City of Olympia Park Impact Fee Study* dated October 2012; and

WHEREAS, this Ordinance is adopted pursuant to Article 11, Section 11, of the Washington Constitution; and

WHEREAS, this Ordinance is supported by the staff report, attachments, and documents on file with the Olympia Parks, Arts and Recreation Department;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Parks Study. Exhibit A to this Ordinance, City of Olympia Park Impact Fee Study, October 2012, is hereby adopted and incorporated by reference as the Parks Study identified in Title 15 of the Olympia Municipal Code at OMC 15.04.020(EE).

Section 2. Amendment of OMC 15.04.020. Olympia Municipal Code Section 15.04.020 is hereby amended to read as follows:

15.04.020 Definitions

The following words and terms shall have the following meanings for the purposes of this title, unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW 82.02.090, or given their usual and customary meaning.

- A. "Act" means the Growth Management Act, as codified in RCW 36.70A, as now in existence or as hereafter amended.
- B. "Accessory Dwelling Unit" means a dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, eating, sanitation, and sleeping.
- C. "Building Permit" means an official document or certification which is issued by the Building Official and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving or repair of a building or structure.
- D. "Capital Facilities" means the facilities or improvements included in a capital budget.
- E. "Capital Facilities Plan" means the capital facilities plan element of a comprehensive plan adopted by the City of Olympia pursuant to Chapter 36.70A RCW, and such plan as amended.
- F. "City" means the City of Olympia.
- G. "Council" means the City Council of the City of Olympia.
- H. "Concurrent" or "Concurrency" means that the improvements are in place at the time the impacts of development occur, or that the necessary financial commitments are in place, which shall include the impact fees anticipated to be generated by the development, to complete the improvements necessary to meet the specified standards of service defined in the Parks Study, the Transportation Study, and the Schools Study within six (6) years of the time the impacts of development occur.
- I. "County" means Thurston County.
- J. "Department" means the Department of Community Planning and Development.
- K. "Development Activity" means any construction, expansion, or change in the use of a building or structure that creates additional demand and need for public facilities.
- L. "Development Approval" means any written authorization from the City of Olympia which authorizes the commencement of a development activity.
- M. "Director" means the Director of the Department of Community Planning and Development or the Director's designee.
- N. "District No. 111" means the Olympia School District No. 111, Thurston County, Washington.

O. "Downtown Impact Fee Payment Area" means all properties located within the downtown area, which is currently bounded by: Budd Inlet on the north; Budd Inlet and Capitol Lake on the west; along 14th Avenue extending between Capitol Lake and Capitol Way, then east on 14th Avenue extending to Interstate 5 on the south; Eastside Street on the east; and along Olympia Avenue in a westerly direction reconnecting with the Budd Inlet on the north, including properties owned by the Port of Olympia, as shown in Figure 15-04-1.

P. " Dwelling Unit" means a single unit providing complete and independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking, and sanitation needs.

Q. "Elderly" means a person aged 62 or older.

R. "Encumbered" means to reserve, set aside, or otherwise earmark the impact fees in order to pay for commitments, contractual obligations, or other liabilities incurred for public facilities.

S. "Feepayer" is a person, corporation, partnership, an incorporated association, or any other similar entity, or department or bureau of any governmental entity or municipal corporation commencing a land development activity which creates the demand for additional capital facilities, and which requires the issuance of a building permit. "Feepayer" includes an applicant for an impact fee credit.

T. "Gross Floor Area" means the total square footage of any building, structure, or use, including accessory uses.

U. "Hearing Examiner" means the Examiner who acts on behalf of the Council in considering and applying land use regulatory codes as provided under Chapter 18.71 of the Olympia Municipal Code. Where appropriate, "Hearing Examiner" also refers to the office of the hearing examiner.

V. "Impact fee" means a payment of money imposed by the City of Olympia on development activity pursuant to this title as a condition of granting development approval in order to pay for the public facilities needed to serve new growth and development. "Impact fee" does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling school impact fees, or the cost of reviewing independent fee calculations.

W. "Impact Fee Account" or "Account" means the account(s) established for each type of public facility for which impact fees are collected. The Accounts shall be established pursuant to Sections 15.04.100 and 15.04.110 of this title, and comply with the requirements of RCW 82.02.070.

X. "Independent Fee Calculation" means the park impact calculation, the school impact calculation, the transportation calculation, and/or economic documentation prepared by a feepayer, to support the assessment of an impact fee other than by the use of Schedules A, C and D of Chapter 15.16, or the calculations prepared by the Director or District No. 111 where none of the fee categories or fee amounts in the schedules in Chapter 15.16 accurately describe or capture the impacts of the new development on public facilities.

Y. "Interest" means the average interest rate earned by the City of Olympia or District No. 111 with respect to school fees in the last fiscal year, if not otherwise defined.

Z. "Interlocal Agreement" or "Agreement" means the school interlocal agreement by and between the City of Olympia and District No. 111 as authorized in Section 15.04.110 herein.

AA. "Occupancy Permit" means the permit issued by the City of Olympia where a development activity results in a change in use of a pre-existing structure.

BB. "Open Space" means for the purposes of this title undeveloped public land that is permanently protected from development (except for the development of trails or other passive public access or use).

CC. "Owner" means the owner of record of real property, or a person with an unrestricted written option to purchase property; provided that, if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.

DD. "Parks" means parks, open space, and recreational facilities, including but not limited to ball fields, golf courses, athletic fields, soccer fields, swimming pools, tennis courts, volleyball courts, neighborhood parks, community parks, special use parks, trails, and open space.

EE. "Parks Study" means the ~~Rate Study for Impact Fees for Park Land July 23, 2007~~ City of Olympia Park Impact Fee Study dated October 2012, and as may be amended in the future.

FF. "Planned Residential Development" or "PRD" shall have the same meaning as set forth in Chapter 18.56 of the Olympia Municipal Code.

GG. "Project Improvements" mean site improvements and facilities that are planned and designed to provide service for a particular development or users of the project, and are not system improvements. No improvement or facility included in a capital facilities plan adopted by the Council shall be considered a project improvement.

HH. "Public Facilities" means the following capital facilities owned or operated by the City of Olympia or other governmental entities: (1) publicly owned parks, open space, and recreational facilities; (2) public streets, and roads; and (3) public school facilities.

II. "Residential" or "Residential Development" means all types of construction intended for human habitation. This shall include, but is not limited to, single-family, duplex, triplex, and other multifamily development.

JJ. "Schools Study" means the "Olympia School District - Rate Study for Impact Fees for School Facilities, 1994," and as may be amended in the future.

KK. "Single Room Occupancy Dwelling" means a housing type consisting of one room, often with cooking facilities and with private or shared bathroom facilities.

LL. "Square Footage" means the square footage of the gross floor area of the development.

MM. "State" means the State of Washington.

NN. "System Improvements" means public facilities that are included in the City of Olympia's capital facilities plan and are designed to provide service to service areas within the community at large, in contrast to project improvements.

OO. "Transportation Study" means the City of Olympia Transportation Impact Fee Program Update dated December 2008, and as may be amended in the future.

Section 3. Amendment of OMC 15.04.030. Olympia Municipal Code Section 15.04.030 is hereby amended to read as follows:

15.04.030 Findings of concurrency

A. Prior to approving proposed subdivisions, dedications, short plats, short subdivisions, planned residential developments, or binding site plans, the Council or administrative personnel shall make written findings that the public facilities which will be needed as a result of the new development, such as parks, recreation, open space, schools, and school grounds, will be provided concurrent with development. The concurrency requirement is satisfied if the improvements are in place at the time the impacts of development occur, or that the necessary financial commitments are in place, which shall include the impact fees anticipated to be generated by the development, to complete the improvements required to meet the specified standards of service defined in the Parks Study and the Schools Study within ~~six (6)~~ ten (10) years of the time that the impacts of development occur. Any combination of the following shall constitute the "necessary financial commitments" for the purposes of this title:

1. The City or District No. 111 has received voter approval of and/or has bonding authority;
2. The City or District No. 111 has received approval for federal, state or other funds;
3. The City or District No. 111 has received a secured commitment from a feepayer that the feepayer will construct the needed improvement(s) or facility and the City or District No. 111 has found such improvement(s) or facility to be acceptable and consistent with its capital facilities plan; and/or
4. The City or District No. 111 has other assured funding, including but not limited to impact fees which have been paid.

B. Compliance with this concurrency requirement shall be sufficient to satisfy the provisions of RCW 58.17.110, RCW 58.17.060, and the Act. The finding of concurrency shall be made at the time of preliminary plat or PRD approval or at the time of binding site plan approval.

C. The City shall not approve applications for preliminary plats, PRDs, or binding site plans, unless the City is able to make a finding of concurrency; provided that, if the feepayer opts to dedicate land, to provide improvements, and/or construction consistent with the requirements of Section 6 of this title governing credits, where appropriate, the City can make a finding of concurrency.

D. A finding of concurrency provided to the applicant at the time of preliminary plat or PRD approval, or at the time of binding site plan approval, shall be valid for a period of three (3) years from the date of receipt. If pursuant to law, an applicant requests an extension of the three-year period between the date of preliminary and final plat or PRD approval, the applicant shall be subject to a new concurrency determination prior to the granting of a request for an extension.

E. If any party for any reason is able to exempt itself from the operation of this title, the City reserves the right to review its land use plan in conjunction with its capital facilities plan in order to ensure concurrency. In the event that the impact fees that might have been paid would have been an integral part of the financing to ensure concurrency, the City reserves the right to deny approval for the development on these grounds.

Section 4. Amendment of OMC 15.16.010. Olympia Municipal Code Section 15.16.010 is hereby amended to read as follows:

15.16.010 Schedule A, park impact fee

For complete building permit applications, the following schedule shall apply to residential development:
Housing Type:

SCHEDULE A PARK IMPACT FEE RATES					
TYPE OF DWELLING UNIT	Neighborhood Park	Community Park	Special Use	Open Space	TOTALS
Single Family including	\$801	\$1,356	\$1,415	\$1,496	\$5,068
Manufactured Homes on individual lots	\$790	\$3,000		\$1,160	\$4,950
Duplex (per unit)	\$482	\$816	\$852	\$900	\$3,050
	\$537	\$2,040		\$789	\$3,366
Multi Family (including Townhouses)	\$482	\$816	\$852	\$900	\$3,050
	\$537	\$2,040		\$789	\$3,366
Mobile Home in Mobile Home Parks	\$482	\$816	\$852	\$900	\$3,050
	\$537	\$2,040		\$789	\$3,366
Accessory Dwelling Units (separate structure)	\$270	\$456	\$476	\$503	\$1,705
	\$316	\$1,200		\$464	\$1,980
Single Room Occupancy Units	\$270	\$456	\$476	\$503	\$1,705
	\$316	\$1,200		\$464	\$1,980
Downtown Multi Family (including Townhouses)	\$273	\$462	\$482	\$510	\$1,727
	\$411	\$1,560		\$603	\$2,574

Section 5. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances, shall be unaffected.

Section 6. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 7. Effective Date. This Ordinance shall be in force and effect on January 1, 2013 after its passage by the Olympia City Council and publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:

EXHIBIT A

City of Olympia



PARK IMPACT
FEE STUDY

October 2012

FCS GROUP
7525 166th Avenue NE, Suite D-215
Redmond, WA 98052
T: 425.867.1802 | F: 425.867.1937

TABLE OF CONTENTS

SECTION I: PROJECT APPROACH	1
A. Study Task Plan	1
SECTION II: METHODOLOGY	2
A. Background	2
B. Determining the Cost Basis	3
C. Calculating Impact Fees	3
SECTION III: FEE CALCULATION	4
A. Forecasted Growth	4
B. Impact Fee Cost Basis	4
B.1 Existing Service Level	4
B.2 Growth Needs	5
B.3 Adjustments	5
C. Impact Fee Calculation	6
D. Proposed Impact Fees	7

SECTION I: PROJECT APPROACH

The City's general objective for this project is to update its park impact fee study and rate schedule. Park impact fees have been in place in the City of Olympia since 1992, and were most recently updated in 2007. The City's current impact fee schedule, as applied to residential development, is as follows.

Table I.1 – Current Impact Fees by Dwelling Unit Type

Dwelling Type	Impact Fee per Unit
Single-Family Residential (SFR)	\$ 5,068
Multi-Family Residential (MFR)	\$ 3,050
Downtown MFR	\$ 1,727
Single Room & Accessory Dwelling Unit	\$ 1,705

A. STUDY TASK PLAN

To meet the City's goal for the project, a study task plan was developed that consisted of the following major tasks.

1. Kickoff. Task 1 included collecting and reviewing data and meeting with City staff to identify and agree on key issues to be addressed, discuss policy objectives, and kickoff the study.
2. Establish Policy Framework. Task 2 included working with City staff to analyze key issues, discuss policy issues, and provide recommendations .
3. Develop and Complete Technical Analysis. Task 3 included setting up a spreadsheet model to calculate the impact fees. The approach incorporates the City's existing level of service, consistent with the City's current park impact fee methodology.
4. Presentation. Task 4 included preparing for and participating in Council and public meetings to present and discuss the project.
5. Documentation. Task 5 included preparing the final report for the City.

SECTION II: METHODOLOGY

An impact fee is a one-time fee paid at the time of development, intended to represent the share of system capacity that will serve growth. The Growth Management Act grants counties and cities the authority to assess parks impact fees on new development.

Parks impact fees are generally calculated using a standard or an improvements-based approach. The project list provided in the Parks, Arts, and Recreation Plan was developed to meet articulated community standards, or target outcome ratios. As a result, a separate improvements-based approach was not needed.

The standards-driven approach is based on the City's existing level of service. This uses the existing service level by major park type (expressed in acres per 1,000 population) to arrive at the need for additional park system improvements to serve each increment of projected population growth.

A. BACKGROUND

Washington law (RCW 82.02.090) defines an impact fee as:

“a payment of money imposed upon development as a condition of approval to pay for public facilities needed to serve new growth and development, and that is related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development.”

Additionally, per RCW 82.02.050, “impact fees (a) can be imposed for system improvements that are reasonably related to the new development; (b) can not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development, and (c) should be used for system improvements that will reasonably benefit the new development.”

The law also provides for “the imposition of an impact fee for system improvement costs previously incurred by a county, city, or town to the extent that new growth and development will be served by the previously constructed improvements provided such fee shall not be imposed to make up for any system improvement deficiencies.” If applicable, an existing capacity component of the fee would be made up of the cost of available, unused capacity in the existing system, with adjustments for grant-funded and contributed infrastructure.

RCW 82.02.070 further dictates that impact fee receipts should be earmarked specifically and retained in special interest-bearing accounts, and, absent a compelling reason, must be expended or encumbered for a permissible use within ten years of receipt. Thus, the impact fee study is based on the projected growth over a ten-year time frame.

Parks impact fee unit costs are generally calculated on a per capita basis. These impact fee unit costs are intended to capture the amount of parks-related capital spending required to serve one additional City resident.

Impact fees are applied on a “per dwelling unit” basis. The calculated “per capita” impact fee unit cost is converted into a “per dwelling unit” fee using an estimated average number of occupants per dwelling unit.

B. DETERMINING THE COST BASIS

In the City’s “standards-driven” approach, new development (growth) is responsible for the parks and facilities needed to meet the City’s existing level of service by major park type. Using the existing service level and growth projections, the additional demand for public parks and open space needed to accommodate projected residential growth is calculated. A critical piece of information needed to arrive at the total cost basis for parks impact fees is the estimated unit cost for each type of public park and facility. Once the unit cost estimates are generated, calculation of parks impact fees is a straightforward exercise.

RCW 82.02.060 requires that “an adjustment to the cost of the public facilities for past and future payments made or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes, or other payments earmarked for or proratable to the particular system improvement” must be made to the total cost basis. Therefore, additional funding sources such as sales tax revenues, transfers from the general fund etc. must be prorated between the existing population and projected growth. To avoid “double charging,” the share of these projected funding sources attributable to new residential development must be deducted from the fee’s cost basis.

C. CALCULATING IMPACT FEES

The impact fee unit cost is calculated as the net cost basis divided by forecasted population growth within the planning period. The result, a per capita impact fee unit cost, is then converted to the impact fee per residential dwelling unit using the projected average number of occupants per dwelling unit.

SECTION III: FEE CALCULATION

A. FORECASTED GROWTH

Based on information provided in the Parks, Arts and Recreation Plan, the City's urban growth area (UGA) population was 60,720 in 2010. For the purposes of this analysis, 60,720 is considered to be the population at the beginning of the planning period. The UGA population is projected to reach 72,970 in 2020, an increase of 12,250. The Thurston Regional Planning Council reported the following average occupancy rates.

Table III.1 – Occupancy Rates by Dwelling Unit Type

Dwelling Type	Persons per Unit
Single-Family Residential (SFR)	2.50
Multi-Family Residential (MFR)	1.70
Downtown MFR	1.30
Single Room & Accessory Dwelling Unit	1.00

B. IMPACT FEE COST BASIS

In developing the impact fee cost basis, it is necessary to examine the existing service level and calculate the needs for projected growth, then apply the appropriate unit cost information and adjustments to arrive at the total recoverable cost basis. These steps are summarized below.

B.1 Existing Service Level

City of Olympia parks are designated as neighborhood parks, community parks, or open space. The following inventories and resulting service levels for the current population are shown below.

Table III.2 – Existing Levels of Service by Park Type

Park Type	Useable Acres	Service Level
Neighborhood	39.92	.66 acres / 1,000 population
Community	152.12	2.51 acres / 1,000 population
Open Space	652.55	10.75 acres / 1,000 population

B.2 Growth Needs

In order to meet the existing service level needs of forecasted population growth of 12,250, the following additions will be necessary by park type.

Table III.3 – Growth Needs by Park Type

Park Type	Existing Service Level	Needed Acres
Neighborhood	.66 acres / 1,000 population	8.05
Community	2.51 acres / 1,000 population	30.69
Open Space	10.75 acres / 1,000 population	131.65

The unit cost information used is consistent with the City’s planning assumptions. The following unit costs were used in determining the impact fee cost basis by park type.

Table III.4 – Unit Costs by Park Type

Park Type	Land	Development	Road Frontage	Total
Neighborhood	\$ 101,196	\$ 357,976	\$ 67,466	\$ 526,638
Community	\$ 234,784	\$ 262,944	\$ 27,357	\$ 525,085
Open Space	n/a	\$ 47,335	\$ 0	\$ 47,335

Resulting impact fee cost bases (needed acres X unit cost) by park type are shown below.

Table III.5 – Gross Impact Fee Cost Basis by Park Type

Park Type	Cost Basis
Neighborhood	\$ 4,241,379
Community	\$ 16,114,627
Open Space	\$ 6,231,613
Total	\$ 26,587,619

B.3 Adjustments

As stated previously, adjustments must be made to the impact fee cost basis “for past and future payments made or reasonably anticipated to be made by new development to pay for particular system improvements.” The City of Olympia relies on two other sources of funding for parks system improvements – State Environmental Policy Act (SEPA) mitigation fees and a two percent tax on private utilities.

The Park Plan’s Capital Investment Strategy forecasts SEPA mitigation fee revenues of \$623,035 during the study period. Since SEPA mitigation fees are paid by new development, this full amount was deducted from the impact fee cost basis.

A second source of funding is the private utility tax. All residents and businesses in the City of Olympia pay the utility tax. The share of utility tax revenue to be deducted from the fee basis should

represent only that which would be paid by residential growth and earmarked for parks system improvements. These are the developments that would be required to pay the impact fee. Of the \$23,454,567 in forecasted utility tax revenues from 2011 through 2020, \$433,740 is expected to be paid by residential growth and used for parks system improvements. This calculation is shown below.

Table III.6 – Adjustment for 2% Utility Tax Revenue

Description	2011 – 2020 Total
2% Utility Tax Revenue	\$ 23,454,567
Less: Earmarked for Operations	\$ (9,389,886)
Less: Revenue from Nonresidential	\$ (10,267,217)
Less: Revenue from Existing Customers	\$ (3,363,724)
Growth-Generated Residential Utility Tax Revenue	\$ 23,454,567

The resulting impact fee cost basis, net of these adjustments is \$25,530,844.

C. IMPACT FEE CALCULATION

The impact fee is then calculated using both forecasted growth and the impact fee cost basis. The impact fee cost basis of \$25,530,844 divided by forecasted growth of 12,250 people is equal to \$2,084 per person. Using applicable occupancy rates, they generate the following fees.

Table III.7 – Calculated Impact Fees by Dwelling Unit Type

Dwelling Type	Impact Fee per Unit
Single-Family Residential (SFR)	\$ 5,210
Multi-Family Residential (MFR)	\$ 3,543
Downtown MFR	\$ 2,709
Single Room & Accessory Dwelling Unit	\$ 2,084

The full calculation is summarized in the chart below.

Figure III.1 – Summary of Impact Fee Calculation

<i>Cost to provide parks for growth at applicable standard:</i>	Neighborhood Parks	+	Community Parks	+	Open Space
	\$ 4,241,379		\$ 16,114,627		\$ 6,231,613
			=		
<i>Gross impact fee cost basis:</i>			\$ 20,356,006		
			-		
<i>less growth share of 2% utility tax:</i>			\$ 433,740		
			-		
<i>less forecasted SEPA mitigation fees:</i>			\$ 623,035		
			=		
<i>Impact fee cost basis:</i>			\$ 19,299,231		
			÷		
<i>Population growth for the 10-year planning period:</i>			12,250		
			=		
<i>Rate per person:</i>			\$ 2,084		
				Persons per unit	Impact Fee
<i>Impact fees per dwelling unit by type:</i>					
				2.50	\$ 5,210
				1.70	\$ 3,543
				1.30	\$ 2,709
				1.00	\$ 2,084

D. PROPOSED IMPACT FEES

If the City Council continues the practice of imposing a 5% discount, this would result in the following impact fee schedule based on the type of dwelling unit.

Table III.8 – Proposed Impact Fees by Dwelling Unit Type

Dwelling Type	Current Fee	Calculated Fee	Proposed Fee (less 5%)
Single-Family Residential (SFR)	\$ 5,068	\$ 5,210	\$ 4,950
Multi-Family Residential (MFR)	\$ 3,050	\$ 3,543	\$ 3,366
Downtown MFR	\$ 1,727	\$ 2,709	\$ 2,574
Accessory Dwelling Unit	\$ 1,705	\$ 2,084	\$ 1,980

For reference purposes, the proposed fees are also shown below by dwelling unit type and by park type.

Table III.9 – Proposed Impact Fees by Dwelling Unit Type and Park Type

Dwelling Type	Neighborhood Parks	Community Parks	Open Space	Proposed Fee (less 5%)
Single-Family Residential (SFR)	\$ 790	\$ 3,000	\$ 1,160	\$ 4,950
Multi-Family Residential (MFR)	\$ 537	\$ 2,040	\$ 789	\$ 3,366
Downtown MFR	\$ 411	\$ 1,560	\$ 603	\$ 2,574
Accessory Dwelling Unit	\$ 316	\$ 1,200	\$ 464	\$ 1,980