



Memorandum

Date: 4/28/2026

Meeting of: Committee of the Whole - Parks and Environmental Sustainability

File No. CM 26-257

Type: Committee Memo

TO: Committee of the Whole - Parks and Environmental Sustainability

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Parks	Loreen Hamilton	425-556-2336
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DEPARTMENT STAFF:

Parks	Cameron Zapata	Senior Parks Planner
Parks	Lindsey Falkenburg	Parks Planning Manager

**TITLE:**

Park Impact Fee Study Update

**OVERVIEW STATEMENT:**

A comprehensive update to the Parks Impact Fee study has been initiated with the hired consultant, FCS Group, leading this effort. Staff has been compiling the data necessary for FCS Group’s analysis, including a full inventory of existing park assets and an updated list of capital improvement program projects with current cost estimates. The next phase of the study will focus on FCS Group’s evaluation of the data and development of recommended methodologies for updating the City’s park impact fee rates.

Additional Background Information/Description of Proposal Attached

**REQUESTED ACTION:**

Receive Information       Provide Direction       Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
2023 Park, Arts, Recreation, Culture and Conservation (PARCC) Plan
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
Parks last updated impact fees in 2017 and the existing methodology must be re-evaluated to ensure it remains consistent with best practice, anticipated growth patterns, and park system usage.

**OUTCOMES:**

Impact fees are one-time charges collected when development occurs. Park impact fees specifically support public parks and help expand the park system to keep pace with the City’s growing population. By updating the Park impact fee rates, the fees collected will better align with the City’s current Capital Improvement Plan (CIP) projects and our updated population growth projections. This ensures that new development contributes its fair share toward park facilities and amenities needed to serve both current and future residents.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
N/A
- **Outreach Methods and Results:**  
FCS will deliver presentations to the Parks, Trails and Recreation Commission to summarize findings and recommendations.
- **Feedback Summary:**  
FCS will deliver a draft report that documents findings and recommendations and the City will have an opportunity to provide feedback on the draft report before delivery of the final version.

**BUDGET IMPACT:**

**Total Cost:**

\$79,890

**Approved in current biennial budget:**       **Yes**       **No**       **N/A**

**Budget Offer Number:**

0000271

**Budget Priority:**

Healthy and Sustainable

**Other budget impacts or additional costs:**       **Yes**       **No**       **N/A**

***If yes, explain:***

N/A

**Funding source(s):**

General Fund

**Budget/Funding Constraints:**

N/A

**Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
10/28/2025	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction
11/3/2025	Special Meeting	Approve

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
6/9/2026	Study Session	Receive Information

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

If Park impact fees are not updated, the City will continue to rely on outdated information, cost estimates, and methodology. The fees collected will no longer reflect the true cost of expanding the park system to serve new growth. This could lead to a significant loss of potential revenue, which leaves the City without the funding needed to build, improve, or expand park facilities that support the growing population.

**ATTACHMENTS:**

N/A