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5 **City of Lynnwood**  
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7 **Park Impact Fees (PIF)**  
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13 **2021 Annual Report**  
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23 Published December 2023

24 The 2021 Annual Report of the City of Lynnwood's PIF account is prepared in compliance with  
25 the following:

26 RCW 82.02.070(1) - Impact fee receipts shall be earmarked specifically and  
27 retained in special interest-bearing accounts. Separate accounts shall be  
28 established for each type of public facility for which impact fees are collected. All  
29 interest shall be retained in the account and expended for the purpose or purposes  
30 for which the impact fees were imposed. Annually, each county, city, or town  
31 imposing impact fees shall provide a report on each impact fee account showing  
32 the source and amount of all moneys collected, earned, or received and system  
33 improvements that were financed in whole or in part by impact fees.  
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35 LMC 3.107.120(C) - On an annual basis, the finance director shall provide a report  
36 to the council on the PIF account showing the source and amount of all moneys  
37 collected, earned, or received, and the public improvements that were financed in  
38 whole or in part by PIFs.  
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## **Lynnwood PIF Background**

On March 12, 2018, the City Council passed Ordinance No. 3288 which amended the Lynnwood Municipal Code and enacted a new Chapter 3.107 entitled Park Impact Fees. Per Ordinance No. 3288, the City of Lynnwood began imposing PIFs on June 1, 2018.

PIFs are used to pay for park, open space and recreation projects which add new capacity. The fee amount varies depending on the land use. For example, residential fees and commercial fees are not the same because they generate different park demand impacts. The City of Lynnwood requires payment of PIFs for residential and commercial building permits.

Revenue must be expended on projects identified in the annually adopted Capital Facility Plan.

## **2021 Revenue**

In 2021, \$5,056,092 was received from developers in PIF payments and \$8,000 was received in administrative fees. Detailed 2021 revenue received is shown as follows:

2021 PIF Revenue						
Collected	Permit #	Location	Payee	PIF	Admin	Note
01/04/2021	BLDC-025433-2020	18717 76th Ave W, Unit 4	The Quadrant Corporation   Quadrant Hor	\$ 23,941.98	\$ 250.00	6 units
01/04/2021	BLDC-025440-2020	18717 76th Ave W, Unit 5	The Quadrant Corporation   Quadrant Hor	\$ 23,941.98	\$ 250.00	6 units
01/21/2021	SFRC-026070-	6219 193rd St SW	Prestige NW Homes LLC (Pyatak, Vladimir)	\$ -	\$ 250.00	1 SFR Credit
02/09/2021	BLDC-022119-2019	18800 Alderwood Mall PKWY	GS PORTFOLIO HOLDINGS II LLC	\$ 111,412.56	\$ 250.00	
02/22/2021	BLDC-025441-2020	18717 76th Ave W, Unit 3	The Quadrant Corporation   Quadrant Hor	\$ 11,970.99	\$ 250.00	3 units
02/24/2021	SFRC-026545-	3822 189th Pls SW, Lot 24	Critchlow Homes Inc (Critchlow, Shelli)	\$ 5,553.69	\$ 250.00	
03/01/2021	BLDC-024149-2020	18717 76th Ave W, Unit 2	The Quadrant Corporation   Quadrant Hor	\$ 9,252.60	\$ 250.00	6 units / 5,209 sq. ft credit
03/22/2021	BLDC-024387-	3101 184th St SW, BLDG 4	ESD - Edmonds School District 15	\$ 522,754.28	\$ -	6,719 commercial / 159 units
03/22/2021	BLDC-024979-	3101 184th St SW, BLDG 4	WAKFIELD PROPERTIES (MALSAM, STEVE)	\$ 264,957.58	\$ 250.00	83 residential
04/21/2021	BLDC-026025-2020	3101 184th St SW, Unit D	WAKFIELD PROPERTIES (MALSAM, STEVE)	\$ 456,493.18	\$ 250.00	143 units
04/24/2021	BLDC-026457-	5114 168th ST SW	Richards Architecture & Planning LLC (Ri	\$ 507.60	\$ 250.00	
05/07/2021	BLDC-026401-	3101 184th St SW, Unit C	WAKFIELD PROPERTIES (MALSAM, STEVE)	\$ 393,775.64	\$ 250.00	11,799 commercial
05/12/2021	BLDC-024803-	2915 184th ST SW, BLDG 5	WAKFIELD PROPERTIES (MALSAM, STEVE)	\$ 7,232.00	\$ 250.00	3200 commercial
05/12/2021	BLDC-024804-	3015 184th St SW, BLDG 6	WAKFIELD PROPERTIES (MALSAM, STEVE)	\$ 14,045.90	\$ 250.00	6215 commercial
05/25/2021	SFRC-027287-	3813 189th Pl SW	Critchlow Homes Inc (Critchlow, Shelli)	\$ 5,553.69	\$ 250.00	
05/26/2021	SFRC-027294-	3915 189th PL SW	Critchlow Homes Inc (Critchlow, Shelli)	\$ 5,553.69	\$ 250.00	
06/16/2021	BLDC-025013-2020	19212 HWY 99	T&R LLC	\$ 13,206.06	\$ 250.00	8552 sq ft / 3869 sq ft credit
06/17/2021	SFRC-027212-	20904 44th Pl W	Majestic View Homes (Echelbarger, Mark)	\$ 5,553.69	\$ 250.00	
08/04/2021	SFRC-027662-	3730 189th Pl SW, Lot 20	Nash Architects (Johnson, Michael)	\$ 5,553.69	\$ 250.00	
08/04/2021	SFRC-027746-	18913 37th Ave W, Lot 15	Nash Architects (Johnson, Michael)	\$ 5,553.69	\$ 250.00	
08/20/2021	BLDC-026364-	2927 Alderwood Mall BLVD, Bldg	Trammell Crow Residential	\$ 910,872.42	\$ 250.00	226 units / 3212 commercial
09/07/2021	SFRC-027769-	6821 192nd Pl SW	Muhovic, Velid	\$ 5,553.69	\$ 250.00	
09/15/2021	SFRC-027451-	16628 60th Ave W	Puget Sound Planning LLC (Michaelis, Lee	\$ 5,553.69	\$ 250.00	
10/04/2021	SFRC-027959-	5725 207th Pl SW, Lot 1	Puget Sound Planning LLC (Michaelis, Lee	\$ 5,553.69	\$ 250.00	
10/25/2021	BLDC-027069-2021	19321 44th Ave W	MACKENZIE (CHEN, MICHAEL)	\$ 164,665.44	\$ 250.00	CJC
11/04/2021	SFRC-028330-	20803 58th PL W	Chantharangsy, Phidthanousone & Roche	\$ -	\$ 250.00	1 SFR Credit
11/08/2021	SFRC-028577-2021	5723 207th PL SW, Lot 2	Puget Sound Planning LLC (Michaelis, Lee	\$ 5,553.69	\$ 250.00	
11/10/2021	BLDC-026372-2021	2931 Alderwood Mall BLVD, Bldg	Trammell Crow Residential	\$ 95,767.92	\$ 250.00	24 residential units
11/18/2021	BLDC-027069-2021	19321 44th Ave W	Refund - EnerGov	\$ (164,665.44)	\$ (250.00)	Rcpt 503073 JE 2021.10.292
11/18/2021	BLDC-027069-2021	19321 44th Ave W	MACKENZIE (CHEN, MICHAEL)	\$ 164,665.44	\$ 250.00	CJC
11/29/2021	BLDC-026368-2021	2929 Alderwood Mall BLVD, Bldg	Trammell Crow Residential	\$ 434,945.97	\$ 250.00	109 residential units
11/29/2021	BLDC-026376-2021	2933 Alderwood Mall BLVD, Bldg 4	Trammell Crow Residential	\$ 95,767.92	\$ 250.00	24 residential units
12/15/2021	BLDC-022119-2019	18801 Alderwood Mall PKWY	Brookfield Properties Retail	\$ 69,749.88	\$ 250.00	
12/17/2021	BLDC-026248-2020	19888 40th Ave W, BLDG A	Trent Development   Opportunity Zone Ac	\$ 9,432.90	\$ -	3345 sq ft
12/17/2021	BLDC-026248-2020	19889 40th Ave W, BLDG A	Trent Development   Opportunity Zone Ac	\$ 552,425.91	\$ 250.00	162 units / 31921 sq. Ft Credit
12/17/2021	BLDC-026252-2020	19888 40th Ave W, Bldg B	Trent Development   Opportunity Zone Ac	\$ 15,369.00	\$ -	Commercial
12/17/2021	BLDC-026252-2020	19888 40th Ave W, Bldg B	Trent Development   Opportunity Zone Ac	\$ 798,066.00	\$ 250.00	Residential
			<b>Total</b>	<b>\$ 5,056,092.61</b>	<b>\$ 8,000.00</b>	

Per Ordinance No. 3288, PIF revenue is to be deposited into a separate interest-bearing account (Fund 180). \$(34,438) interest/investment loss was earned in 2021. Per Ordinance No. 3288, the administrative fee is used to defray the cost incurred by the City in the administration and update of the PIF program.

**2021 Expenses/Projects Funded**

Four transfers totaling \$329,301.00 were made to Fund 380 to support park capital projects in 2021 as follows:

<b>2021 Park Impact Fee Transfers</b>			
<b>Project Number</b>	<b>Project</b>	<b>Transfer</b>	<b>Status</b>
PRWR003800	Town Square Park	\$ 76,000.00	On-going
PRWR004000	Park Acquisitions	\$ -	On-going
PRWR004000	McCrary Acquisition	\$ 128.00	Close out
PRWR003400	South Lynnwood Park	\$ 3,173.00	On-going
PWPD000117	Scriber Creek Trail	\$ 250,000.00	On-going
<b>Total Transferred</b>		<b>\$ 329,301.00</b>	

Unspent transferred PIF revenues will remain in Fund 380 until expended in subsequent years on the various PIF-eligible projects. No administrative fee revenue was expended in 2021. Untransferred PIF revenues will remain in Fund 180 until needed for projects listed in the Capital Facilities Plan.

**Fund Balance**

The 2021 PIF fund balance (Fund 180) is summarized as follows:

\$ 2,431,018	Beginning Fund Balance
\$ 5,056,092	2021 PIF Revenue
\$ 8,000	2021 Administrative Fee
\$ (34,438)	2021 Interest
\$ (329,301)	2021 Expenses/Project Transfers
<hr/>	
\$ 7,131,371	2021 End Fund Balance – 12/31/2021 (Fund 180)

The balance of funds will be rolled over to 2022 and used to fund (in whole or in part) various PIF projects in the adopted 21/22 Capital Budget.

CITY OF LYNNWOOD, WASHINGTON

City of Lynnwood, Washington  
*Park Impact Fee Fund*  
*Balance Sheet*  
*December 31, 2021*

	<u>2021</u>
<b>Assets</b>	
Cash and cash equivalents	\$ 3,866,091
Investments	<u>3,265,280</u>
<b>Total Assets</b>	<u>\$ 7,131,371</u>
<b>Fund Balances</b>	
Restricted	<u>\$ 7,131,371</u>

City of Lynnwood, Washington  
*Park Impact Fee Fund*  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
*For the Year Ended December 31, 2021*

	<u>2021</u>
<b>Revenues</b>	
Charges for services	\$ 5,056,092
Investment interest	(34,438)
Miscellaneous	<u>8,000</u>
<b>Total Revenues</b>	<u>5,029,654</u>
<b>Other Financing Sources (Uses)</b>	
Transfers out	<u>(329,301)</u>
<b>Net Change in Fund Balances</b>	4,700,353
<b>Fund Balances Beginning of Year</b>	<u>2,431,018</u>
<b>Fund Balances End of Year</b>	<u>\$ 7,131,371</u>