

ORDINANCE O-4768

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO FEE INCREASES FOR TRANSPORTATION IMPACT FEES AND AMENDING KIRKLAND MUNICIPAL SECTION 27.04.150.

1 WHEREAS, the City of Kirkland (City) is authorized under
2 Chapter 82.02 RCW to require new growth and development
3 within the city of Kirkland to pay a proportionate share of the cost
4 of new facilities to serve such new growth and development
5 through the assessment of impact fees; and
6

7 WHEREAS, the City Council wishes to help ensure that the
8 transportation facilities necessary to support development are
9 adequate without decreasing current service levels below
10 established minimum standards for the City; and
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12 WHEREAS, the City has conducted extensive research
13 documenting the procedures for measuring the impact of new
14 development on public facilities and has prepared or obtained
15 updated technical reports which serve as the basis for adopting a
16 new Transportation Impact Fee schedule; and
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18 WHEREAS, the Council included staff briefings and policy
19 discussions related to an updated Transportation Impact Fee
20 schedule at its public meetings on April 6, July 20 and September
21 7, 2021; and
22

23 WHEREAS, reflecting Council and staff feedback at prior
24 meetings, FCS Group issued its Transportation Impact Fee Update
25 Final Report dated September 2021; and
26

27 WHEREAS, the Council, at its September 7, 2021 regular
28 meeting, directed City staff to prepare an ordinance for possible
29 adoption by the Council amending the current Transportation
30 Impact Fee schedule set forth in Kirkland Municipal Code (KMC)
31 27.04.150 in accordance with a trip length adjustment option
32 based on the 2017 National Household Travel Survey (NHTS)
33 conducted by the US Department of Transportation; and
34

35 WHEREAS, the Council further directed that the ordinance
36 drafted by City staff be phased in over a period of three (3) years,
37 with the first increase effective January 1, 2022 and exempting
38 eighty (80) percent of the impact fee on Early Learning Centers
39 effective as of that same date and based on recent changes to
40 state law; and
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42 WHEREAS, City staff determined that the schools
43 categories apply the percentage increase from the City's existing
44 to the proposed based fee per PM peak-hour person trip end to
45 the City's existing fees for schools categories 520, 522, and 530;
46 and

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WHEREAS, Consumer Price Index (CPI) adjustments may automatically and administratively be made to such fees beginning January 1, 2025.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Kirkland Municipal Code Section 27.04.150 is amended to read as follows:

27.04.150 Transportation impact fee schedule.

The impact fee schedule below is based on the city's latest rate study. As authorized under Section 27.04.120(b), the schedule may automatically increase each January 1st beginning January 1, 2025 based on the June to June Seattle-Tacoma-BremertonBellevue Area Consumer Price Index. See the public works department's fee schedule for the current impact fee.

Land Uses	Unit of Measure	ITE Land-Use Code	Fee Per Unit
-	-	-	persons
Cost per Person Trip-End > Trip Length		-	\$3,454.15
Residential			
Detached Housing	dwelling	210	\$5,009.00
Attached and Stacked Housing	dwelling	220, 221, 230, 233	\$2,855.00
Senior Housing	dwelling	See Note 1	\$1,427.00
Nursing Home	bed	620	\$742.00
Congregate Care/Assisted Living	dwelling	253, 254	\$573.00
Commercial—Services			
Drive-In Bank	sq. ft./GFA	912	\$28.53
Walk-In Bank	sq. ft./GFA	911	\$17.53
Day-Care Center	sq. ft./GFA	565	\$22.29
Hotel	room	310	\$3,434.00
All-Suites Motel	room	311	\$2,290.00
Service Station/Minimart	VFP	945	\$12,167.00
Movie Theater	screens	445	\$32,107.00
Health Club	sq. ft./GFA	492	\$9.88
Racquet Club	sq. ft./GFA	491	\$2.97
Marina	berth	420	\$638.00
Commercial—Institutional			

Land Uses	Unit-of Measure	ITE Land-Use Code	Fee Per Unit
Elementary School/Jr. High School	student	520, 522	\$289.00
High School	student	530	\$282.00
University/College	student	550	\$553.00
Church	sq. ft./GFA	560	\$2.45
Hospital	sq. ft./GFA	610	\$4.48
<i>Commercial—Restaurant</i>			
Quality Restaurant	sq. ft./GFA	931	\$17.17
High Turnover Restaurant	sq. ft./GFA	932	\$22.98
Fast Food Restaurant w/o Drive-Through	sq. ft./GFA	933	\$31.49
Fast Food Restaurant w/ Drive-Through	sq. ft./GFA	934	\$39.31
<i>Industrial</i>			
Light Industry/High Technology	sq. ft./GFA	110	\$5.80
Industrial Park	sq. ft./GFA	130	\$5.08
Warehousing/Storage	sq. ft./GFA	150	\$1.91
<i>Commercial—Retail</i>			
Shopping Center	sq. ft./GLA	820	\$4.94
Auto Parts Sales	sq. ft./GFA	843	\$6.98
Auto Care Center	sq. ft./GLA	942	\$4.46
Car Sales—New/Used	sq. ft./GFA	841	\$11.61
Convenience Market	sq. ft./GFA	851	\$40.20
Discount Club	sq. ft./GFA	857	\$12.68
Freestanding Discount Store	sq. ft./GFA	815	\$9.19
Hardware/Paint Store	sq. ft./GFA	816	\$7.33
Home Improvement Superstore	sq. ft./GFA	862	\$3.42
Nursery/Garden Center	sq. ft./GFA	817	\$9.94
Pharmacy (with Drive-Through)	sq. ft./GFA	881	\$10.34
Quick Lubrication Vehicle Shop	service bay	941	\$4,249.00
Supermarket	sq. ft./GFA	850	\$15.34
Tire Store	service bay	848	\$5,217.00
Miscellaneous Retail	sq. ft./GLA	820	\$4.94
<i>Commercial—Office</i>			
General Office Building	sq. ft./GFA	710	\$7.96
Medical Office/Clinic	sq. ft./GFA	720	\$14.97

- Notes:
- 65 VFP – Vehicle Fueling Positions (maximum number of vehicles that can be fueled
 66 simultaneously)
- 67 GLA – Gross Leasable Area
- 68 GFA – Gross Floor Area
- 69 For uses with unit of measure in square feet trip rate is given as trips per one thousand
 70 square feet.
- 71 Note 1. Senior housing rate is one half of attached and stacked housing rate.

City of Kirkland

Transportation Impact Fee

Fee Phase-In Schedule 2022-2024

Cost per New Person Trip End **\$5,397.96**

Land Use Category	ITE Code	Unit of Measurement	2022	2023	2024
RESIDENTIAL					
Single-Family Detached Housing	210	Dwelling Units	\$6,534.50	\$7,181.00	\$7,827.49
Multifamily Housing (Low-Rise)	220	Dwelling Units	\$3,628.52	\$3,900.03	\$4,171.55
Residential Suite	231	Dwelling Units	\$3,131.90	\$2,906.81	\$2,681.71
Senior Adult Housing - Detached	251	Dwelling Units	\$1,909.99	\$2,140.98	\$2,371.97
Senior Adult Housing - Attached	252	Dwelling Units	\$1,804.57	\$1,930.14	\$2,055.71
Nursing Home	620	sq. ft. GFA	\$3.45	\$3.87	\$4.30
Assisted Living	254	sq. ft. GFA	\$3.17	\$3.48	\$3.80
Mobile Home Park	240	Dwelling Units	\$3,036.34	\$3,336.68	\$3,637.02
COMMERCIAL - SERVICES					
Drive-in Bank	912	sq. ft. GFA	\$46.32	\$59.09	\$71.87
Walk-in Bank	911	sq. ft. GFA	\$33.17	\$45.73	\$58.30
Day Care Center	565	sq. ft. GFA	\$5.11	\$4.98	\$4.85
Library	590	sq. ft. GFA	\$21.69	\$30.20	\$38.72
United States Post Office	732	sq. ft. GFA	\$45.14	\$70.03	\$94.91
Hotel	310	Rooms	\$7,049.84	\$10,062.69	\$13,075.53
Motel	320	Rooms	\$3,763.81	\$3,490.61	\$3,217.42
Gasoline/Service Station	944	Fueling Positions	\$19,922.66	\$27,488.33	\$35,053.99
Gasoline/Service Station with Convenience Market	945	Fueling Positions	\$19,541.95	\$24,779.91	\$30,017.86
Self-Service Car Wash	947	Wash Stalls	\$15,138.25	\$22,121.49	\$29,104.74
Multiplex Movie Theater	445	Movie Screens	\$54,534.70	\$71,324.40	\$88,114.09
Health/Fitness Club	492	sq. ft. GFA	\$15.51	\$19.39	\$23.28
COMMERCIAL - INSTITUTIONAL					
Elementary School	520	Students	\$409.37	\$479.04	\$548.70
Middle School/Junior High School	522	Students	\$409.37	\$479.04	\$548.70
High School	530	Students	\$399.14	\$467.06	\$534.99
University/College	550	Students	\$670.36	\$691.05	\$711.73
Church	560	sq. ft. GFA	\$3.52	\$4.16	\$4.79
Hospital	610	sq. ft. GFA	\$6.41	\$7.55	\$8.69

COMMERCIAL - RESTAURANT					
Drinking Place	925	sq. ft. GFA	\$64.94	\$62.31	\$59.68
Quality Restaurant	931	sq. ft. GFA	\$23.03	\$25.86	\$28.70
High-Turnover (Sit-Down) Restaurant	932	sq. ft. GFA	\$25.79	\$24.57	\$23.34
Fast-Food Restaurant without Drive-Through Window	933	sq. ft. GFA	\$45.43	\$53.86	\$62.28
Fast-Food Restaurant with Drive-Through Window	934	sq. ft. GFA	\$62.69	\$79.17	\$95.66
Coffee/Donut Shop without Drive-Through Window	936	sq. ft. GFA	\$207.56	\$199.16	\$190.76
Coffee/Donut Shop with Drive-Through Window	937	sq. ft. GFA	\$254.95	\$244.63	\$234.31
COMMERCIAL - INDUSTRIAL					
General Light Industrial	110	sq. ft. GFA	\$6.32	\$5.83	\$5.33
Industrial Park	130	sq. ft. GFA	\$5.12	\$4.25	\$3.39
Manufacturing	140	sq. ft. GFA	\$4.55	\$5.11	\$5.67
Mini-Warehouse	151	sq. ft. GFA	\$1.98	\$1.71	\$1.44
COMMERCIAL - RETAIL					
Building Materials and Lumber Store	812	sq. ft. GFA	\$11.78	\$11.30	\$10.82
Variety Store	814	sq. ft. GFA	\$25.81	\$24.76	\$23.72
Free-Standing Discount Store	815	sq. ft. GFA	\$14.07	\$17.32	\$20.58
Hardware/Paint Store	816	sq. ft. GFA	\$9.24	\$9.87	\$10.49
Nursery (Garden Center)	817	sq. ft. GFA	\$19.95	\$28.20	\$36.46
Shopping Center/Misc. Retail	820	sq. ft. GFA	\$9.67	\$13.55	\$17.42
Automobile Sales (Used)	841	sq. ft. GFA	\$15.67	\$17.68	\$19.70
Automobile Parts Sales	843	sq. ft. GFA	\$10.37	\$12.54	\$14.70
Tire Store	848	sq. ft. GFA	\$16.30	\$15.64	\$14.98
Supermarket	850	sq. ft. GFA	\$23.32	\$28.61	\$33.90
Convenience Market	851	sq. ft. GFA	\$70.34	\$93.43	\$116.52
Discount Supermarket	854	sq. ft. GFA	\$37.95	\$36.41	\$34.87
Discount Club	857	sq. ft. GFA	\$16.74	\$18.57	\$20.40
Home Improvement Superstore	862	sq. ft. GFA	\$5.45	\$6.87	\$8.30
Electronic Superstore	863	sq. ft. GFA	\$9.83	\$11.63	\$13.43
Pharmacy/Drugstore without Drive-Through Window	880	sq. ft. GFA	\$29.38	\$46.60	\$63.81
Pharmacy/Drugstore with Drive-Through Window	881	sq. ft. GFA	\$36.40	\$60.64	\$84.88
Furniture Store	890	sq. ft. GFA	\$0.70	\$0.90	\$1.09
Quick Lubrication Vehicle Shop	941	Service Bays	\$11,823.49	\$18,651.63	\$25,479.78
Automobile Parts and Service Center	943	sq. ft. GFA	\$12.92	\$12.40	\$11.87
COMMERCIAL - OFFICE					
General Office Building	710	sq. ft. GFA	\$9.83	\$10.30	\$10.77
Medical-Dental Office Building	720	sq. ft. GFA	\$19.39	\$21.20	\$23.00
Office Park	750	sq. ft. GFA	\$15.42	\$17.33	\$19.24
Business Park	770	sq. ft. GFA	\$2.85	\$3.20	\$3.56

GFA = Gross Floor Area

72 Section 2. Effective date for new fees. The transportation
73 impact fee schedule established by Section 1 of this Ordinance
74 shall go into effect and become the fees to be charged as of

75 January 1, 2022. The transportation impact fee schedule set forth
76 in prior KMC 27.04.150 shall remain in force and effect until the
77 new fee schedule established by Section 1 of this Ordinance goes
78 into effect.

79
80 Section 3. This ordinance shall be in force and effect five
81 days from and after its passage by the Kirkland City Council and
82 publication pursuant to Section 1.08.017, Kirkland Municipal Code
83 in the summary form attached to the original of this ordinance and
84 by this reference approved by the City Council.

85
86 Passed by majority vote of the Kirkland City Council in open
87 meeting this 05 day of October, 2021.

88
89 Signed in authentication thereof this 05 day of October,
90 2021.



Penny Sweet, Mayor

Attest:



Kathi Anderson, City Clerk

Approved as to Form:



Kevin Raymond, City Attorney

Publication Date: 10/11/2021

PUBLICATION SUMMARY
OF ORDINANCE NO. 4768

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO FEE INCREASES FOR TRANSPORTATION IMPACT FEES AND AMENDING KIRKLAND MUNICIPAL CODE SECTION 27.04.150.

SECTION 1. Amends Kirkland Municipal Code Section 27.04.150 by updating the impact fee schedule.

SECTION 2. Provides and effective date for new fees.

SECTION 3. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 05 day of October, 2021.

I certify that the foregoing is a summary of Ordinance 4768 approved by the Kirkland City Council for summary publication.



Kathi Anderson, City Clerk

City of Kirkland, WA

TRANSPORTATION IMPACT FEE UPDATE

Final Report
September 2021

Washington

7525 166th Avenue NE, Ste. D215
Redmond, WA 98052
425.867.1802

Oregon

5335 Meadows Road, Suite 330
Lake Oswego, OR 97035
503.841.6543

Colorado

PO Box 19114
Boulder, CO 80301-9998
719.284.9168

www.fcsgroup.com

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FCS GROUP
Solutions-Oriented Consulting



TABLE OF CONTENTS

Table of Contents	ii
Section I. Introduction	1
Section II. Impact Fee Legal Overview	2
Section III. Technical Analysis	4
III.A. Project List	4
III.B. Adjustments	6
III.C. Trip-Ends	6
III.D. Fee per Trip-End	7
III.E. Fee Schedule	7
III.F. Regional Comparison	9
Section IV. Implementation.....	10
IV.A. Funding Plan	10
IV.B. Indexing.....	10
IV.C. Phase-In	10
IV.D. Conclusion	11
Appendix A: Fee Phase-In Schedule	13
Appendix B: City-Requested Schedule	17

Section I. INTRODUCTION

The City of Kirkland, Washington (City) is a growing city with increasing demands for transportation infrastructure. To help offset the costs that these demands place upon the City, the City imposes a transportation impact fee on new development in the City. This fee is intended to recover an equitable share of system costs from growth, recognizing both the investments in infrastructure that the City has made and the future investments that the City will have to make to provide capacity to serve growth. The transportation impact fee (TIF) was last studied in 2015, and the City Council adopted transportation impact fees based on that study, which became effective in 2016. The fees have been indexed to inflation over the intervening time period and have thus increased every year. In 2020, the City contracted with FCS GROUP and its subconsultant DKS to update the fee. The City has not completed a new transportation master plan since the previous study, so this update relies on the same project list and trip assumptions as the previous study. Once a new transportation master plan is available, the transportation impact fees should be updated. In addition, the City requested an initial impact fee for its fire and emergency medical services, and an update to its park impact fees. These are included in a separate report.

Consistent with these objectives, this study included the following key elements:

- **Overview of Washington Laws and Methodology Alternatives.** We worked with City staff to examine previous impact fee methodologies and evaluate alternative approaches in compliance with Washington law.
- **Develop Policy Framework.** We worked with City staff to identify, analyze, and agree on key policy issues and direction.
- **Technical Analysis.** In this step, we worked with City staff to resolve technical issues, isolate the recoverable portion of existing and planned facilities costs, and calculate fee alternatives. The most important technical consideration involves the identification and inclusion of planned capacity-increasing project costs.
- **Documentation and Presentation.** In this step, we presented preliminary findings to the City Council and summarized findings and recommendations in this report.

Section II. IMPACT FEE LEGAL OVERVIEW

Impact fees are enabled by state statutes, authorized by local ordinance, and constrained by the United States Constitution. Impact fees allow cities to recover some of the cost of expanding public facilities necessitated by growth. These fees allow “growth to pay for growth” in a fair and equitable manner. Impact fees have a specific definition and associated constraints in the state of Washington. Impact fees are allowed under RCW 82.02.050 through 82.02.110 and are permitted for:

- Public streets and roads
- Publicly owned parks, open space, and recreation facilities
- School facilities
- Fire protection facilities

The statute provides specific guidance on the permissible methodology for calculating impact fees. This guidance can be broken down into three major categories:

1. **Eligibility Requirements.** RCW 82.02.050(3) states that impact fees:
 - a. Shall only be imposed for system improvements that are reasonably related to the new development;
 - b. Shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development; and;
 - c. Shall only be used for system improvements that will reasonably benefit the new development.

These requirements, which exist to protect developers, ensure that impact fees are based on—and spent for—capacity that will directly or indirectly serve new development. That is why careful scrutiny is given to the included project list. Moreover, the impact fee that a developer pays must represent that particular development’s fair share of required capacity. That is why developments pay a unique fee based on land use, anticipated occupancy, and size.

Additionally, RCW 82.02.050(5) states that “Impact fees may be collected and spent only for the public facilities . . . which are addressed by the capital facilities plan element of a comprehensive land use plan.” This means that if a project is not listed in the adopted capital facilities plan element, then it is not eligible to be included in impact fee calculations.

2. **Cost Basis.** RCW 82.02.060(1) outlines the cost basis of impact fee calculations, stating that the basis must consider:
 - a. The cost of public facilities necessitated by new development;
 - b. An adjustment to the cost of the public facilities for past or 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 pro-ratable to the particular system improvement;

- c. The availability of other means of funding public facility improvements;
- d. The cost of existing public facilities improvements; and
- e. The methods by which public facilities improvements were financed.

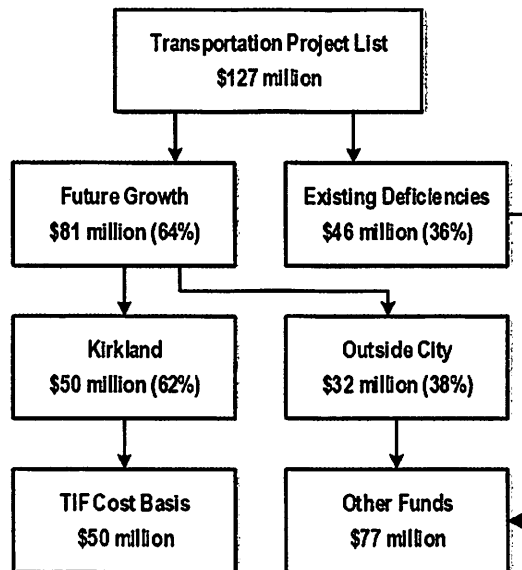
This means that adjustments to the impact fee cost basis must be made for the amount of outstanding debt used to pay for capital facility improvements, as well as other methods of funding public facilities improvements.

3. **Customer Base.** The costs determined to be eligible must be proportionately allocated across the projected customer base.

Section III. TECHNICAL ANALYSIS

FCS GROUP generally followed the same methodology as the City’s previous transportation impact fee, analyzed in 2015. Thus, a good starting point is the 2015 study itself. **Exhibit 1** summarizes the derivation of the TIF cost basis. The transportation project list is allocated between projects serving future growth and addressing existing deficiencies, and then between growth inside and outside the City of Kirkland. Only costs associated with future growth within the City are eligible to be included in the impact fee cost basis.

Exhibit 1
2015 Study Methodology & Results



III.A. PROJECT LIST

The first step is to compile the transportation project list. FCS GROUP used the same project list as the previous study, with adjustments made for updated costs. For projects that have been completed, actual costs were used. Projects projected to be completed by 2026 utilized the cost shown in the City’s current CIP, and projects to be completed after 2026 costs were escalated to 2021 dollars from the previous study’s assumptions. This resulted in an increased transportation project list total of \$186 million, an increase of \$59 million.

The next step is to allocate each project between the portion that serves future growth within the City and the portion that addresses existing deficiencies. In order to remain consistent with estimated planning period growth, each project was allocated using the same percentages as the previous study. This resulted in \$51 million being allocated to curing existing deficiencies, and \$134 million being allocated to growth.

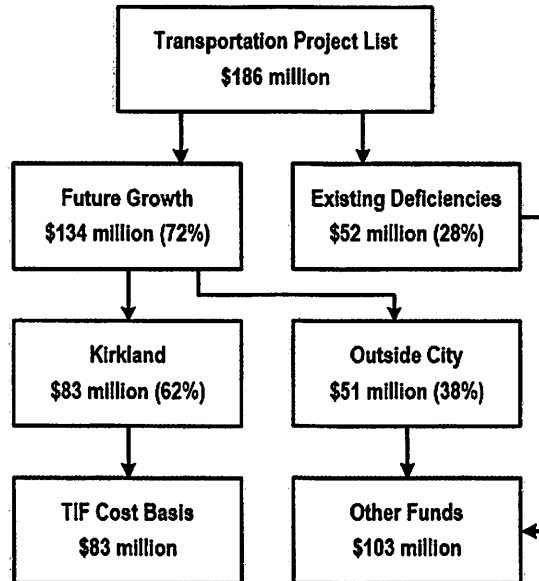
Of the costs allocated to future growth, \$52 million were allocated to growth outside of the City, with the remaining \$83 million allocated to growth inside the City. This is the transportation impact fee cost basis. The project list, with associated deficiency and inside city percentages, can be found in **Exhibit 2**.

**Exhibit 2
Project List**

TMP Project	TMP Description	2021 \$ Total	Deficiency		Costs Attributable to Growth	Percentage of Growth Within		Growth Cost Allocated to Impact Fees
			Percentage (From Prev Study)	Costs Attributable to Growth		Kirkland (From Prev Study)	Allocated to Impact Fees	
TR0096	NE 132nd St/124th Ave NE Intersectn Imp	7,229,000	0%	7,229,000	51%	3,686,790		
TR0093	NE 132nd St/Juanita H.S. Access Rd Intersectn Imp	1,797,400	0%	1,797,400	51%	916,674		
PT0002	Public Transit Speed and Reliability Improvements	633,000	75%	158,250	90%	142,425		
PT0003	Public Transit Passenger Environment Improvements	633,000	75%	158,250	90%	142,425		
ST0078	NE 132nd St Rdwy Imprv-Phase II (Mid Section)	400,000	0%	400,000	51%	204,000		
TR0092	NE 116th St/124th Ave NE N-bound Dual Left Turn Lanes	1,284,720	0%	1,284,720	51%	655,207		
TR0095	NE 132nd St/Fire Stn Access Dr Intersectn Imp	464,000	0%	464,000	51%	236,640		
TR0091	NE 124th St/124th Ave NE Intersection Imp	398,500	0%	398,500	51%	203,235		
ST0077	NE 132nd St Rdwy Imprv.-Phase I (West Section)	1,706,000	0%	1,706,000	51%	870,060		
ST0081	Totem Lake Area Development Opportunity Program	500,000	0%	500,000	0%	-		
ST0079	NE 132nd St Rdwy Imprv-Phase III (East Section)	1,416,000	0%	1,416,000	51%	722,160		
TR0097	NE 132nd St/132nd Ave NE Intersectn Imp	1,125,000	0%	1,125,000	51%	573,750		
NM0012999	Crosswalk Upgrade Program	5,188,000	0%	5,188,000	95%	4,928,600		
TR0125	Kirkland ITS Implementation Phase 4	3,316,000	0%	3,316,000	57%	1,890,120		
NM8888100	On-street Bicycle Network	5,568,000	75%	1,392,000	80%	1,113,600		
NM0090100	Juanita Drive Bicycle and Pedestrian Improvements	13,476,000	75%	3,369,000	55%	1,852,950		
ST0063	120th Avenue NE Roadway Improvements	5,694,000	0%	5,694,000	68%	3,871,920		
TR0094	NE 132nd St/108th Avenue NE Intersectn Imp	1,287,100	0%	1,287,100	51%	656,421		
NM9999100	Sidewalk Completion Program	7,715,000	0%	7,715,000	95%	7,329,250		
NM0086003	CKC Roadway Crossings	4,265,000	75%	1,066,250	80%	853,000		
ST0072	NE 120th Street Roadway Improvements (West Section)	19,968,000	0%	19,968,000	59%	11,781,120		
NM0012001	NE 116th St Crosswalk	430,000	0%	430,000	95%	408,500		
NM0012002	NE 124th St Crosswalk	370,000	0%	370,000	95%	351,500		
NM0012003	132nd Ave NE Crosswalk	250,000	0%	250,000	95%	237,500		
NM0087001	N. Kirkland / JFK School	1,002,000	0%	1,002,000	95%	951,900		
NM0090	Juanita Drive Quick-Wins	1,930,310	0%	1,930,310	55%	1,061,671		
NM0090001	Juanita Drive Multi-Modal	536,000	0%	536,000	55%	294,800		
NM0113001	Citywide Greenways Project 75th St	504,059	75%	126,015	90%	113,413		
NM0113002	Citywide Greenways Project 128th St	1,284,241	75%	321,060	90%	288,954		
NM0115	CKC Emergent Projects Opportunity Fund	405,000	75%	101,250	80%	81,000		
ST0083101	100th Ave NE Design	3,249,700	0%	3,249,700	52%	1,689,844		
ST0083102	100th Ave NE Construction	17,318,601	0%	17,318,601	52%	9,005,673		
TR0122	Totem Lake Intersection Improvements	6,000,000	0%	6,000,000	51%	3,060,000		
NM0086001	NE 124th St/ 124th Ave Ne Bridge Design	-	0%	-	51%	-		
TR0098	NE 132nd St/116th Way NE (I-405) Intersectn Imp	502,125	0%	502,125	51%	256,084		
ST0059	124th Ave NE Roadway Improvements (North Section)	11,616,700	0%	11,616,700	51%	5,924,517		
NM0089	Lake Front Ped/Bike Improvements	1,552,118	75%	388,029	80%	310,424		
NM0095	124th Ave Sidewalk	2,489,895	0%	2,489,895	95%	2,365,400		
ST0089	Juanita Drive Auto Improvements	8,732,200	0%	8,732,200	55%	4,802,710		
NM0086002	NE 124th St/ 124th Ave Ne Bridge Construction	22,381,517	75%	5,590,379	51%	2,851,093		
NM0006100	Street Levy Safe School Walk Routes	3,000,000	75%	750,000	95%	712,500		
NM0007 (NMC0070)	Cross Kirkland Corridor Connection - NE 52nd Street Sidewalk	1,119,878	75%	279,969	80%	223,976		
NM0012	Crosswalk Upgrade Program	70,274	75%	17,568	95%	16,690		
NM0087	Citywide School Walk Route Enhancements	3,975,989	75%	993,997	95%	944,297		
NM0098	Kirkland Way Sidewalk	2,683,000	75%	670,750	95%	637,213		
NM0113	Citywide Greenways Networks	2,400,000	75%	600,000	90%	540,000		
TR0079001	NE 85th St/114th Ave Intersection Phase 2	-	-	-	-	-		
TR0082	Central Way/Park Place Traffic Signal	-	-	-	-	-		
TR0099	120th Ave/Totem Lake Way Intersection	-	-	-	-	-		
TR0100100	6th St/Central Way Intersection Phase 2	-	-	-	-	-		
TR0103	Central Way/4th St Intersection	-	-	-	-	-		
TR0104	6th St/4th St Intersection	-	-	-	-	-		
TR0105	Central Way/5th St Intersection	-	-	-	-	-		
TR0109	Totem Lake Plaza/Totem Lake Blvd Intersection Improvements	-	-	-	-	-		
TR0110	Totem Lake Plaza/120th Ave NE Intersection	-	-	-	-	-		
TR0120	Kirkland Intelligent Transportation System Phase 3	3,200,000	0%	3,200,000	57%	1,824,000		
NM0113999	Citywide Greenway Network	4,650,000	75%	1,162,500	90%	1,046,250		
Total		\$ 185,997,327		\$ 134,261,520		\$ 82,630,255		

Some projects are not included in the cost calculation, and thus show at zero cost in the table, because they are funded by developers or outside parties. The summarized cost basis calculation is shown in **Exhibit 3**.

Exhibit 3
Updated Study Methodology & Results



As can be seen, the total TIF cost basis increased by \$33 million, compared to an overall project cost list increase of \$59 million. Thus, slightly more than half of the projected cost increases ultimately flow-through to the TIF cost basis of \$83 million.

III.B. ADJUSTMENTS

The City's existing transportation impact fee fund balance (\$1.7 million) was deducted from the TIF cost basis to account for the City's existing resources to fund the project list. This resulted in a final adjusted cost basis of \$81 million.

III.C. TRIP-ENDS

The adjusted cost basis is then divided by growth in the number of person trip-ends. Specifically, it is based on growth in the number of PM peak-hour person trip ends, which represents the maximum period of constraint on the City's transportation infrastructure. As noted previously, this update uses the same number as the 2015 study, 15,000.

III.D. FEE PER TRIP-END

The fee calculation is summarized in **Exhibit 4**.

Exhibit 4
Fee Calculation

Eligible Cost Basis	\$	82,630,255
less: Existing TIF fund balance		<u>(1,660,800)</u>
Net Allocable Growth Cost	\$	80,969,455

New PM Peak-Hour Person Trip Er	15,000
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Cost per New Person Trip End	\$ 5,398
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This results in a new cost per PM Peak-Hour Person Trip End of \$5,398, an increase of \$2,056 from the 2015 study result of \$3,342.

III.E. FEE SCHEDULE

The final step is to convert the cost per trip end into a fee for various land-use types. Each land use type generates a different number of trip ends. FCS GROUP uses data from the *Institute of Transportation Engineers Trip Generation Manual* (10th edition), adjusted to approximate person rather than vehicle trips. By multiplying the number of person trip ends for each land use by the cost calculated in **Exhibit 5**, a fee schedule can be calculated, as shown in **Exhibit 5**. It is important to note that the PM Peak Hour Person Trip factors shown in **Exhibit 5** also reflect a reduction for pass-by trips for certain land uses. Unlike the previous study, the factors do not include an adjustment for trip length by land use.

**Exhibit 5a
Fee Schedule**

Land Use Category	ITE Code	Unit of Measurement	PM Peak Hour Person Trip Ends	Impact Fee w/o Trip Length Adj.
General Light Industrial	110	1,000 SFGFA	0.92	\$ 4,981
Industrial Park	130	1,000 SFGFA	0.59	3,163
Manufacturing	140	1,000 SFGFA	0.98	5,297
Mini-Warehouse	151	1,000 SFGFA	0.25	1,344
Single-Family Detached Housing	210	Dwelling Units	1.45	7,827
Multifamily Housing (Low-Rise)	220	Dwelling Units	0.77	4,172
Residential Suite	231	Dwelling Units	0.50	2,682
Mobile Home Park	240	Dwelling Units	0.67	3,637
Senior Adult Housing - Detached	251	Dwelling Units	0.44	2,372
Senior Adult Housing - Attached	252	Dwelling Units	0.38	2,056
Assisted Living	254	1,000 SFGFA	0.70	3,795
Hotel	310	Rooms	2.26	12,210
Motel	320	Rooms	0.56	3,004
Multiplex Movie Theater	445	Movie Screens	20.11	108,557
Health/Fitness Club	492	1,000 SFGFA	5.31	28,679
Elementary School	520	1,000 SFGFA	2.01	10,832
Middle School/Junior High School	522	1,000 SFGFA	1.74	9,409
High School	530	1,000 SFGFA	3.00	16,179
University/College	550	Student	0.22	1,186
Church	560	1,000 SFGFA	1.48	7,988
Day Care Center	565	1,000 SFGFA	7.49	40,444
Library	590	1,000 SFGFA	11.95	64,518
Hospital	610	1,000 SFGFA	1.50	8,116
Nursing Home	620	1,000 SFGFA	0.74	4,013
General Office Building	710	1,000 SFGFA	1.86	10,056
Medical-Dental Office Building	720	1,000 SFGFA	3.98	21,478
United States Post Office	732	1,000 SFGFA	16.42	88,633
Office Park	750	1,000 SFGFA	3.33	17,963
Business Park	770	1,000 SFGFA	0.62	3,321
Building Materials and Lumber Store	812	1,000 SFGFA	3.02	16,288
Variety Store	814	1,000 SFGFA	6.61	35,693
Free-Standing Discount Store	815	1,000 SFGFA	5.74	30,970
Hardware/Paint Store	816	1,000 SFGFA	2.92	15,786
Nursery (Garden Center)	817	1,000 SFGFA	10.17	54,872
Shopping Center	820	1,000 SFGLA	4.86	26,223
Automobile Sales (Used)	841	1,000 SFGFA	5.49	29,650
Automobile Parts Sales	843	1,000 SFGFA	4.10	22,128
Tire Store	848	1,000 SFGFA	4.18	22,552

Exhibit 5b
Fee Schedule Continued

Land Use Category	ITE Code	Unit of Measurement	PM Peak Hour Person Trip Ends	Impact Fee w/o Trip Length Adj.
Supermarket	850	1,000 SFGFA	9.45	51,019
Convenience Market	851	1,000 SFGFA	32.49	175,360
Discount Supermarket	854	1,000 SFGFA	9.72	52,485
Discount Club	857	1,000 SFGFA	5.69	30,702
Home Improvement Superstore	862	1,000 SFGFA	2.31	12,493
Electronic Superstore	863	1,000 SFGFA	3.74	20,209
Pharmacy/Drugstore without Drive-Through Window	880	1,000 SFGFA	17.79	96,038
Pharmacy/Drugstore with Drive-Through Window	881	1,000 SFGFA	23.66	127,739
Furniture Store	890	1,000 SFGFA	0.30	1,637
Walk-in Bank	911	1,000 SFGFA	16.25	87,740
Drive-in Bank	912	1,000 SFGFA	20.04	108,162
Drinking Place	925	1,000 SFGFA	16.64	89,819
Quality Restaurant	931	1,000 SFGFA	8.00	43,190
High-Turnover (Sit-Down) Restaurant	932	1,000 SFGFA	6.51	35,125
Fast-Food Restaurant without Drive-Through Window	933	1,000 SFGFA	32.31	174,395
Fast-Food Restaurant with Drive-Through Window	934	1,000 SFGFA	26.67	143,966
Coffee/Donut Shop without Drive-Through Window	936	1,000 SFGFA	53.18	287,087
Coffee/Donut Shop with Drive-Through Window	937	1,000 SFGFA	65.33	352,633
Quick Lubrication Vehicle Shop	941	Service Bays	7.10	38,347
Automobile Parts and Service Center	943	1,000 SFGFA	3.31	17,869
Gasoline/Service Station	944	Fueling Positions	9.77	52,756
Gasoline/Service Station with Convenience Market	945	Fueling Positions	8.37	45,177
Self-Service Car Wash	947	Wash Stalls	8.11	43,802

III.F. REGIONAL COMPARISON

FCS GROUP conducted a regional comparison to determine how the proposed fees would compare to select jurisdictions in Western Washington. The results of this comparison are shown in **Exhibit 6**.

Exhibit 6
Regional Comparison

City	per SFR
Sammamish	\$ 14,204
Renton	10,862
Issaquah	9,173
Kirkland (calculated maximum)	7,827
Redmond	7,729
Shoreline	7,112
Bellevue	7,060
Kirkland (existing)	5,888

Section IV. IMPLEMENTATION

There are several issues related to the implementation of the updated TIFs, described below.

IV.A. FUNDING PLAN

The fees calculated in this report represent the maximum amounts that the City can legally charge. However, even if the City imposes the full calculated fee, impact fees alone will not be sufficient to complete the project list, as indicated by the funding plan below. The City will need to identify other funding sources to carry out the program, including Real Estate Excise Tax, other City tax and fee revenues, and grants.

Exhibit 7
Funding Plan

Total Costs to be Funded	\$	185,697,327
less: Impact Fee Revenue		(80,969,455)
less: Existing Fund Balance		(1,660,800)
Remainder to be Funded	\$	103,067,071

IV.B. INDEXING

The City already annually indexes its impact fees to the *Engineering News-Record* Construction Cost Index. We recommend that the City continue this practice for its transportation impact fee, as it provides an adjustment which at least partially responds to the cost basis over time. We also recommend that the City continue its practice of periodically updating its impact fees to ensure that they recover the full cost of growth's impacts on City facilities. Specifically, we recommend that the City update its TIFs in conjunction with its new transportation master plan.

IV.C. PHASE-IN

Due to the large increase in the calculated impact fees, City staff suggested the adoption of a 3-year phase-in approach, where TIFs would not reach the calculated maximum until the third year after the adoption of this study. A proposed phase-in schedule from the current fee per person trip end to the calculated fee per person trip end is provided in **Exhibit 8**, along with the phase-in schedule for single-family and multifamily dwellings. The full transportation impact fee schedule, with the phase-in for years 1, 2, and 3, is included in **Appendix A**.

**Exhibit 8
Phase-In Schedule**

	Current	Year 1	Year 2	Year 3
Fee per Person-Trip	\$4,061	\$4,507	\$4,952	\$5,398
Single-Family (#210)	\$5,888	\$6,534	\$7,181	\$7,827
Multifamily (#220)	\$3,357	\$3,629	\$3,900	\$4,172

In addition, phase-in schedules for two sample multi-use projects are shown in **Exhibit 9**. The first, “South Tower”, consists of 266,054 sq. ft. of office space, 12,335 sq. ft. of retail/shopping, and an 8-screen movie theater. The second, “MRM Building”, consists of 171 multi-family dwelling units, as well as a 19,795 sq. ft. supermarket. The cost of each is shown below.

**Exhibit 9a
Phase-In Schedule (South Tower)**

	Office	Retail/Shopping	Movie Theater	Total
Unit	266,054 Sq. Ft.	12,335 Sq. Ft.	8 Screens	n/a
Current Rate	\$9.36	\$5.80	\$37,745.00	n/a
Current Fee	\$2,490,265.44	\$71,543.00	\$301,960.00	\$2,863,768.44
Year 1 Rate	\$9.59	\$12.61	\$61,349.02	n/a
Year 2 Rate	\$9.82	\$19.42	\$84,953.05	n/a
Year 3 Rate	\$10.06	\$26.22	\$108,557.07	n/a
Year 1 Fee	\$2,555,026.00	\$155,515.86	\$490,792.18	\$3,198,334.04
Year 2 Fee	\$2,613,786.57	\$239,488.71	\$679,624.37	\$3,532,899.65
Year 3 Fee	\$2,675,547.13	\$323,461.57	\$868,457.55	\$3,867,465.25

**Exhibit 9b
Phase-In Schedule (MRM Building)**

	Residential	Supermarket	Subtotal	less: Credits	Total
Unit	171 Dwelling Units	19,795 Sq. Ft.	n/a	n/a	n/a
Current Rate	\$3,357.00	\$18.03	n/a	n/a	n/a
Current Fee	\$577,125.00	\$356,903.85	\$934,028.85	(\$198,974.88)	\$735,053.97
Year 1 Rate	\$3,628.67	\$29.03	n/a	n/a	n/a
Year 2 Rate	\$3,900.03	\$40.02	n/a	n/a	n/a
Year 3 Rate	\$4,171.55	\$51.02	n/a	n/a	n/a
Year 1 Fee	\$620,502.57	\$574,578.72	\$1,195,081.29	(\$198,974.88)	\$996,106.41
Year 2 Fee	\$666,905.13	\$792,253.60	\$1,459,158.73	(\$198,974.88)	\$1,260,183.85
Year 3 Fee	\$713,335.05	\$1,009,928.47	\$1,723,340.47	(\$198,974.88)	\$1,524,365.59

IV.D. CONCLUSION

The City requested an additional schedule that would incorporate three specific features, described below, in order to match the updated fee structure more closely with the City’s existing fee structure.

First, the requested scenario reflects the application of trip length factors. The factors used were adapted from the 2017 National Household Travel Survey (NHTS) conducted by the US Department of Transportation. This data allowed FCS GROUP to calculate trip length adjustments for broad

categories of land use types and apply them to the ITE codes in the Kirkland-specific schedule of fees.

Second, the schools categories apply the percentage increase from the City's existing to the proposed base fee per PM peak-hour person trip end to the City's existing fees for schools categories 520, 522, and 530.

Third, a pass-by trip factor for the Fast-Food Restaurant without Drive-Through Window category (933), not reported in ITE materials, is derived as the average of the pass-by trip factors reported for ITE codes 932 and 934 and applied.

The resulting City-requested schedule is included in **Appendix B**.

APPENDIX A: FEE PHASE-IN SCHEDULE

This appendix contains the full transportation impact fee schedule, with the phase-in for years 1, 2, and 3. Some land use codes did not have current transportation impact fees listed in the City’s 2021 impact fee schedule, or the unit of measurement used in this study was different than the City’s existing fee schedule. In those cases, the base fee to begin the phase-in was imputed based on the 2021 adopted fee per trip-end of \$4,060.66. This schedule does not include a trip length adjustment.

**Exhibit A-1
Transportation Impact Fee Phase-In Schedule**

Land Use Category	ITE Code	Unit of Measurement	Current Fee				Year 3 (Full Impact Fee)	Difference from Year 3 to Current Fee
			(w/imputed fee)	Year 1	Year 2	Year 3 (Full Impact Fee)		
General Light Industrial	110	1,000 SFGFA	\$ 6,820	\$ 6,207	\$ 5,594	\$ 4,981	\$ (1,839)	
Industrial Park	130	1,000 SFGFA	5,980	5,041	4,102	3,163	(2,817)	
Manufacturing	140	1,000 SFGFA	3,985	4,422	4,860	5,297	1,312	
Mini-Warehouse	151	1,000 SFGFA	2,250	1,948	1,646	1,344	(906)	
Single-Family Detached Housing	210	Dwelling Units	5,888	6,534	7,181	7,827	1,939	
Multifamily Housing (Low-Rise)	220	Dwelling Units	3,357	3,629	3,900	4,172	815	
Residential Suite	231	Dwelling Units	3,357	3,132	2,907	2,682	(675)	
Mobile Home Park	240	Dwelling Units	2,736	3,036	3,337	3,637	901	
Senior Adult Housing - Detached	251	Dwelling Units	1,679	1,910	2,141	2,372	693	
Senior Adult Housing - Attached	252	Dwelling Units	1,679	1,805	1,930	2,056	377	
Assisted Living	254	1,000 SFGFA	2,855	3,168	3,482	3,795	940	
Hotel	310	Rooms	4,037	6,761	9,486	12,210	8,173	
Motel	320	Rooms	4,037	3,693	3,349	3,004	(1,033)	
Multiplex Movie Theater	445	Movie Screens	37,745	61,349	84,953	108,557	70,812	
Health/Fitness Club	492	1,000 SFGFA	11,620	17,306	22,993	28,679	17,059	
Elementary School	520	1,000 SFGFA	8,160	9,051	9,941	10,832	2,672	
Middle School/Junior High School	522	1,000 SFGFA	8,160	8,577	8,993	9,409	1,248	
High School	530	1,000 SFGFA	12,189	13,519	14,849	16,179	3,990	
University/College	550	Student	650	828	1,007	1,186	536	
Church	560	1,000 SFGFA	2,880	4,583	6,285	7,988	5,108	
Day Care Center	565	1,000 SFGFA	26,200	6,190	7,139	8,089	(18,111)	
Library	590	1,000 SFGFA	13,170	30,286	47,402	64,518	51,348	
Hospital	610	1,000 SFGFA	5,270	6,219	7,167	8,116	2,846	
Nursing Home	620	1,000 SFGFA	3,019	3,350	3,682	4,013	994	
General Office Building	710	1,000 SFGFA	9,360	9,592	9,824	10,056	696	
Medical-Dental Office Building	720	1,000 SFGFA	17,590	18,886	20,182	21,478	3,888	
United States Post Office	732	1,000 SFGFA	20,250	43,044	65,838	88,633	68,383	
Office Park	750	1,000 SFGFA	13,513	14,996	16,480	17,963	4,450	
Business Park	770	1,000 SFGFA	2,498	2,772	3,047	3,321	823	
Building Materials and Lumber Store	812	1,000 SFGFA	12,252	13,597	14,942	16,288	4,036	
Variety Store	814	1,000 SFGFA	26,851	29,798	32,746	35,693	8,842	
Free-Standing Discount Store	815	1,000 SFGFA	10,810	17,530	24,250	30,970	20,160	
Hardware/Paint Store	816	1,000 SFGFA	8,620	11,009	13,397	15,786	7,166	
Nursery (Garden Center)	817	1,000 SFGFA	11,690	26,084	40,478	54,872	43,182	
Shopping Center	820	1,000 SFGLA	5,800	12,608	19,415	26,223	20,423	
Automobile Sales (Used)	841	1,000 SFGFA	13,650	18,983	24,316	29,650	16,000	
Automobile Parts Sales	843	1,000 SFGFA	8,200	12,843	17,485	22,128	13,928	
Tire Store	848	1,000 SFGFA	16,965	18,827	20,690	22,552	5,587	

**Exhibit A-2
Transportation Impact Fee Phase-In Schedule**

Land Use Category	ITE Code	Unit of Measurement	Current Fee	Year			Difference
			(w/imputed fee)	Year 1	Year 2	Year 3 (Full Impact Fee)	from Year 3 to Current Fee
Supermarket	850	1,000 SFGFA	18,030	29,026	40,023	51,019	32,989
Convenience Market	851	1,000 SFGFA	47,250	89,953	132,656	175,360	128,110
Discount Supermarket	854	1,000 SFGFA	39,482	43,816	48,151	52,485	13,003
Discount Club	857	1,000 SFGFA	14,910	20,174	25,438	30,702	15,792
Home Improvement Superstore	862	1,000 SFGFA	4,020	6,844	9,669	12,493	8,473
Electronic Superstore	863	1,000 SFGFA	8,030	12,090	16,149	20,209	12,179
Pharmacy/Drugstore without Drive-Through Window	880	1,000 SFGFA	12,160	40,119	68,079	96,038	83,878
Pharmacy/Drugstore with Drive-Through Window	881	1,000 SFGFA	12,160	50,686	89,213	127,739	115,579
Furniture Store	890	1,000 SFGFA	510	886	1,262	1,637	1,127
Walk-in Bank	911	1,000 SFGFA	20,600	42,980	65,360	87,740	67,140
Drive-in Bank	912	1,000 SFGFA	33,540	58,414	83,288	108,162	74,622
Drinking Place	925	1,000 SFGFA	67,567	74,984	82,401	89,819	22,252
Quality Restaurant	931	1,000 SFGFA	20,190	27,857	35,524	43,190	23,000
High-Turnover (Sit-Down) Restaurant	932	1,000 SFGFA	27,020	29,722	32,424	35,125	8,105
Fast-Food Restaurant without Drive-Through Window	933	1,000 SFGFA	37,010	82,805	128,600	174,395	137,385
Fast-Food Restaurant with Drive-Through Window	934	1,000 SFGFA	46,200	78,789	111,377	143,966	97,766
Coffee/Donut Shop without Drive-Through Window	936	1,000 SFGFA	215,964	239,672	263,379	287,087	71,123
Coffee/Donut Shop with Drive-Through Window	937	1,000 SFGFA	265,271	294,392	323,512	352,633	87,362
Quick Lubrication Vehicle Shop	941	Service Bays	4,995	16,112	27,230	38,347	33,351
Automobile Parts and Service Center	943	1,000 SFGFA	13,442	14,918	16,393	17,869	4,427
Gasoline/Service Station	944	Fueling Positions	12,357	25,823	39,290	52,756	40,399
Gasoline/Service Station with Convenience Market	945	Fueling Positions	14,304	24,595	34,886	45,177	30,873
Self-Service Car Wash	947	Wash Stalls	8,155	20,037	31,920	43,802	35,647

To be consistent with the City's current practice, FCS GROUP converted the impact fees calculated in 1,000 sq. ft. to fees per sq. ft. This result is shown in **Exhibits A-3 and A-4**.

**Exhibit A-3
Transportation Impact Fee Phase-In Schedule (in Sq. Ft.)**

Land Use Category	ITE Code	Unit of Measurement	Current Fee				Year 3 (Full Impact Fee)	Difference from Year 3 to Current Fee
			(w/Imputed fee)	Year 1	Year 2	Year 3 (Full Impact Fee)		
General Light Industrial	110	Sq. Ft	\$ 6.82	\$ 6.21	\$ 5.59	\$ 4.98	\$ (1.84)	
Industrial Park	130	Sq. Ft	5.98	5.04	4.10	3.16	(2.82)	
Manufacturing	140	Sq. Ft	3.99	4.42	4.86	5.30	1.31	
Mini-Warehouse	151	Sq. Ft	2.25	1.95	1.65	1.34	(0.91)	
Single-Family Detached Housing	210	Dwelling Units	5,888.00	6,534.50	7,181.00	7,827.49	1,939.49	
Multifamily Housing (Low-Rise)	220	Dwelling Units	3,357.00	3,628.52	3,900.03	4,171.55	814.55	
Residential Suite	231	Dwelling Units	3,357.00	3,131.90	2,906.81	2,681.71	(675.29)	
Mobile Home Park	240	Dwelling Units	2,736.00	3,036.34	3,336.68	3,637.02	901.02	
Senior Adult Housing - Detached	251	Dwelling Units	1,679.00	1,909.99	2,140.98	2,371.97	692.97	
Senior Adult Housing - Attached	252	Dwelling Units	1,679.00	1,804.57	1,930.14	2,055.71	376.71	
Assisted Living	254	Sq. Ft	2.86	3.17	3.48	3.80	0.94	
Hotel	310	Rooms	4,037.00	6,761.40	9,485.80	12,210.19	8,173.19	
Motel	320	Rooms	4,037.00	3,692.83	3,348.66	3,004.49	(1,032.51)	
Multiplex Movie Theater	445	Movie Screens	37,745.00	61,349.02	84,953.05	108,557.07	70,812.07	
Health/Fitness Club	492	Sq. Ft	11.62	17.31	22.99	28.68	17.06	
Elementary School	520	Sq. Ft	8.16	9.05	9.94	10.83	2.67	
Middle School/Junior High School	522	Sq. Ft	8.16	8.58	8.99	9.41	1.25	
High School	530	Sq. Ft	12.19	13.52	14.85	16.18	3.99	
University/College	550	Student	649.68	828.45	1,007.22	1,185.98	536.30	
Church	560	Sq. Ft	2.88	4.58	6.29	7.99	5.11	
Day Care Center	565	Sq. Ft	26.20	6.19	7.14	8.09	(18.11)	
Library	590	Sq. Ft	13.17	30.29	47.40	64.52	51.35	
Hospital	610	Sq. Ft	5.27	6.22	7.17	8.12	2.85	
Nursing Home	620	Sq. Ft	3.02	3.35	3.68	4.01	0.99	
General Office Building	710	Sq. Ft	9.36	9.59	9.82	10.06	0.70	
Medical-Dental Office Building	720	Sq. Ft	17.59	18.89	20.18	21.48	3.89	
United States Post Office	732	Sq. Ft	20.25	43.04	65.84	88.63	68.38	
Office Park	750	Sq. Ft	13.51	15.00	16.48	17.96	4.45	
Business Park	770	Sq. Ft	2.50	2.77	3.05	3.32	0.82	
Building Materials and Lumber Store	812	Sq. Ft	12.25	13.60	14.94	16.29	4.04	
Variety Store	814	Sq. Ft	26.85	29.80	32.75	35.69	8.84	
Free-Standing Discount Store	815	Sq. Ft	10.81	17.53	24.25	30.97	20.16	
Hardware/Paint Store	816	Sq. Ft	8.62	11.01	13.40	15.79	7.17	
Nursery (Garden Center)	817	Sq. Ft	11.69	26.08	40.48	54.87	43.18	
Shopping Center	820	Sq. Ft	5.80	12.61	19.42	26.22	20.42	
Automobile Sales (Used)	841	Sq. Ft	13.65	18.98	24.32	29.65	16.00	
Automobile Parts Sales	843	Sq. Ft	8.20	12.84	17.49	22.13	13.93	
Tire Store	848	Sq. Ft	16.97	18.83	20.69	22.55	5.59	

**Exhibit A-4
Transportation Impact Fee Phase-In Schedule (in Sq. Ft.)**

Land Use Category	ITE Code	Unit of Measurement	Current Fee (w/Imputed fee)	Year			Year 3 (Full Impact Fee)	Difference from Year 3 to Current Fee
				Year 1	Year 2	Year 3		
Supermarket	850	Sq. Ft.	18.03	29.03	40.02	51.02	32.99	
Convenience Market	851	Sq. Ft.	47.25	89.95	132.66	175.36	128.11	
Discount Supermarket	854	Sq. Ft.	39.48	43.82	48.15	52.48	13.00	
Discount Club	857	Sq. Ft.	14.91	20.17	25.44	30.70	15.79	
Home Improvement Superstore	862	Sq. Ft.	4.02	6.84	9.67	12.49	8.47	
Electronic Superstore	863	Sq. Ft.	8.03	12.09	16.15	20.21	12.18	
Pharmacy/Drugstore without Drive-Through Window	880	Sq. Ft.	12.16	40.12	68.08	96.04	83.88	
Pharmacy/Drugstore with Drive-Through Window	881	Sq. Ft.	12.16	50.69	89.21	127.74	115.58	
Furniture Store	890	Sq. Ft.	0.51	0.89	1.26	1.64	1.13	
Walk-in Bank	911	Sq. Ft.	20.60	42.98	65.36	87.74	67.14	
Drive-in Bank	912	Sq. Ft.	33.54	58.41	83.29	108.16	74.62	
Drinking Place	925	Sq. Ft.	67.57	74.98	82.40	89.82	22.25	
Quality Restaurant	931	Sq. Ft.	20.19	27.86	35.52	43.19	23.00	
High-Turnover (Sit-Down) Restaurant	932	Sq. Ft.	27.02	29.72	32.42	35.13	8.11	
Fast-Food Restaurant without Drive-Through Window	933	Sq. Ft.	37.01	55.92	74.83	93.74	56.73	
Fast-Food Restaurant with Drive-Through Window	934	Sq. Ft.	46.20	78.79	111.38	143.97	97.77	
Coffee/Donut Shop without Drive-Through Window	936	Sq. Ft.	215.96	239.67	263.38	287.09	71.12	
Coffee/Donut Shop with Drive-Through Window	937	Sq. Ft.	265.27	294.39	323.51	352.63	87.36	
Quick Lubrication Vehicle Shop	941	Service Bays	4,995.34	16,112.50	27,229.66	38,346.82	33,351.48	
Automobile Parts and Service Center	943	Sq. Ft.	13.44	14.92	16.39	17.87	4.43	
Gasoline/Service Station	944	Fueling Positions	12,357.00	25,823.30	39,289.61	52,755.91	40,398.91	
Gasoline/Service Station with Convenience Market	945	Fueling Positions	14,304.00	24,594.86	34,885.72	45,176.59	30,872.59	
Self-Service Car Wash	947	Wash Stalls	8,155.00	20,037.45	31,919.90	43,802.34	35,647.34	

APPENDIX B: CITY-REQUESTED SCHEDULE

This appendix contains the full City-requested transportation impact fee schedule, with a 3-year phase-in. As stated in the body of the report, the schedule includes two differentiating features.

First, the requested scenario reflects the application of trip length factors. The factors used were adapted from the 2017 National Household Travel Survey (NHTS) conducted by the United States Department of Transportation. This data allowed FCS GROUP to calculate trip length adjustments for broad categories of land use types and apply them to the ITE codes in the Kirkland-specific schedule of fees.

Second, the schools categories apply the percentage increase from the City's existing to the proposed base fee per PM peak-hour person trip end to the City's existing fees for schools categories 520, 522, and 530.

Third, a pass-by trip factor for the Fast-Food Restaurant without Drive-Through Window category (933), not reported in ITE materials, is derived as the average of the pass-by trip factors reported for ITE codes 932 and 934 and applied.

Exhibit B-1
Transportation Impact Fee City-Requested Schedule (in Sq. Ft.)

Land Use Category	ITE Code	Unit of Measurement	Current Fee (w/Imputed fee)				Year 3 (Full Impact Fee)	Difference from Year 3 to Current Fee
			Year 1	Year 2	Year 3 (Full Impact Fee)	Current Fee		
General Light Industrial	110	Sq. Ft.	\$ 6.82	\$ 6.32	\$ 5.83	\$ 5.33	\$ (1.49)	
Industrial Park	130	Sq. Ft.	5.98	5.12	4.25	3.39	(2.59)	
Manufacturing	140	Sq. Ft.	3.99	4.55	5.11	5.67	1.69	
Mini-Warehouse	151	Sq. Ft.	2.25	1.98	1.71	1.44	(0.81)	
Single-Family Detached Housing	210	Dwelling Units	5,888.00	6,534.50	7,181.00	7,827.49	1,939.49	
Multifamily Housing (Low-Rise)	220	Dwelling Units	3,357.00	3,628.52	3,900.03	4,171.55	814.55	
Residential Suite	231	Dwelling Units	3,357.00	3,131.90	2,906.81	2,681.71	(675.29)	
Mobile Home Park	240	Dwelling Units	2,736.00	3,036.34	3,336.68	3,637.02	901.02	
Senior Adult Housing - Detached	251	Dwelling Units	1,679.00	1,909.99	2,140.98	2,371.97	692.97	
Senior Adult Housing - Attached	252	Dwelling Units	1,679.00	1,804.57	1,930.14	2,055.71	376.71	
Assisted Living	254	Sq. Ft.	2.86	3.17	3.48	3.80	0.94	
Hotel	310	Rooms	4,037.00	7,049.84	10,062.69	13,075.53	9,038.53	
Motel	320	Rooms	4,037.00	3,763.81	3,490.61	3,217.42	(819.58)	
Multiplex Movie Theater	445	Movie Screens	37,745.00	54,534.70	71,324.40	88,114.09	50,369.09	
Health/Fitness Club	492	Sq. Ft.	11.62	15.51	19.39	23.28	11.66	
Elementary School	520	Student	339.70	409.37	479.04	548.70	209.00	
Middle School/Junior High School	522	Student	339.70	409.37	479.04	548.70	209.00	
High School	530	Student	331.21	399.14	467.06	534.99	203.78	
University/College	550	Student	649.68	670.36	691.05	711.73	62.05	
Church	560	Sq. Ft.	2.88	3.52	4.16	4.79	1.91	
Day Care Center	565	Sq. Ft.	26.20	5.11	4.98	4.85	(21.35)	
Library	590	Sq. Ft.	13.17	21.69	30.20	38.72	25.55	
Hospital	610	Sq. Ft.	5.27	6.41	7.55	8.69	3.42	
Nursing Home	620	Sq. Ft.	3.02	3.45	3.87	4.30	1.28	
General Office Building	710	Sq. Ft.	9.36	9.83	10.30	10.77	1.41	
Medical-Dental Office Building	720	Sq. Ft.	17.59	19.39	21.20	23.00	5.41	
United States Post Office	732	Sq. Ft.	20.25	45.14	70.03	94.91	74.66	
Office Park	750	Sq. Ft.	13.51	15.42	17.33	19.24	5.72	
Business Park	770	Sq. Ft.	2.50	2.85	3.20	3.56	1.06	
Building Materials and Lumber Store	812	Sq. Ft.	12.25	11.78	11.30	10.82	(1.43)	

**Exhibit B-2
Transportation Impact Fee City-Requested Schedule (in Sq. Ft.)**

Land Use Category	ITE Code	Unit of Measurement	Current Fee			Year 3 (Full Impact Fee)	Difference from Year 3 to Current Fee
			(w/imputed fee)	Year 1	Year 2		
Variety Store	814	Sq. Ft	26.85	25.81	24.76	23.72	(3.13)
Free-Standing Discount Store	815	Sq. Ft	10.81	14.07	17.32	20.58	9.77
Hardware/Paint Store	816	Sq. Ft	8.62	9.24	9.87	10.49	1.87
Nursery (Garden Center)	817	Sq. Ft	11.69	19.95	28.20	36.46	24.77
Shopping Center	820	Sq. Ft	5.80	9.67	13.55	17.42	11.62
Automobile Sales (Used)	841	Sq. Ft	13.65	15.67	17.68	19.70	6.05
Automobile Parts Sales	843	Sq. Ft	8.20	10.37	12.54	14.70	6.50
Tire Store	848	Sq. Ft	16.97	16.30	15.64	14.98	(1.98)
Supermarket	850	Sq. Ft	18.03	23.32	28.61	33.90	15.87
Convenience Market	851	Sq. Ft	47.25	70.34	93.43	116.52	69.27
Discount Supermarket	854	Sq. Ft	39.48	37.95	36.41	34.87	(4.61)
Discount Club	857	Sq. Ft	14.91	16.74	18.57	20.40	5.49
Home Improvement Superstore	862	Sq. Ft	4.02	5.45	6.87	8.30	4.28
Electronic Superstore	863	Sq. Ft	8.03	9.83	11.63	13.43	5.40
Pharmacy/Drugstore without Drive-Through Window	880	Sq. Ft	12.16	29.38	46.60	63.81	51.65
Pharmacy/Drugstore with Drive-Through Window	881	Sq. Ft	12.16	36.40	60.64	84.88	72.72
Furniture Store	890	Sq. Ft	0.51	0.70	0.90	1.09	0.58
Walk-in Bank	911	Sq. Ft	20.60	33.17	45.73	58.30	37.70
Drive-in Bank	912	Sq. Ft	33.54	46.32	59.09	71.87	38.33
Drinking Place	925	Sq. Ft	67.57	64.94	62.31	59.68	(7.89)
Quality Restaurant	931	Sq. Ft	20.19	23.03	25.86	28.70	8.51
High-Turnover (Sit-Down) Restaurant	932	Sq. Ft	27.02	25.79	24.57	23.34	(3.68)
Fast-Food Restaurant without Drive-Through Window	933	Sq. Ft	37.01	45.43	53.86	62.28	25.27
Fast-Food Restaurant with Drive-Through Window	934	Sq. Ft	46.20	62.69	79.17	95.66	49.46
Coffee/Donut Shop without Drive-Through Window	936	Sq. Ft	215.96	207.56	199.16	190.76	(25.21)
Coffee/Donut Shop with Drive-Through Window	937	Sq. Ft	265.27	254.95	244.63	234.31	(30.96)
Quick Lubrication Vehicle Shop	941	Service Bays	4,995.34	11,823.49	18,651.63	25,479.78	20,484.44
Automobile Parts and Service Center	943	Sq. Ft	13.44	12.92	12.40	11.87	(1.57)
Gasoline/Service Station	944	Fueling Positions	12,357.00	19,922.66	27,488.33	35,053.99	22,696.99
Gasoline/Service Station with Convenience Market	945	Fueling Positions	14,304.00	19,541.95	24,779.91	30,017.86	15,713.86
Self-Service Car Wash	947	Wash Stalls	8,155.00	15,138.25	22,121.49	29,104.74	20,949.74