

ORDINANCE O-4904

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO TRANSPORTATION IMPACT FEES, AMENDING SECTIONS OF CHAPTER 27.04 OF THE KIRKLAND MUNICIPAL CODE, AND ESTABLISHING A NEW FEE SCHEDULE FOR THE CITY'S TRANSPORTATION IMPACT FEES.

1 WHEREAS, RCW 82.02.050(2) authorizes cities that are required to plan under RCW
2 36.70A.040, which includes the City of Kirkland, to impose impact fees on development activity
3 to provide fire protection facilities, and for the creation and maintenance of publicly owned
4 parks, open space, and recreation facilities to serve new development; and
5

6 WHEREAS, in 2023, the Washington State Legislature added a new section, RCW
7 36.70A.681, to the Growth Management Act, stating in relevant part that cities may not assess
8 impact fees on accessory dwelling units that are greater than 50 percent of the impact fees
9 that would be imposed on the principal unit; and
10

11 WHEREAS, also in 2023, the Washington State Legislature amended RCW
12 82.02.060(1) to require that impact fees reflect the proportionate impact of new housing units
13 based on the square footage, number of bedrooms, or trips generated, in the housing unit in
14 order to produce a proportionally lower impact fee for smaller housing units and that such
15 proportional fees be in effect six months after the City's next periodic comprehensive plan
16 update; and
17

18 WHEREAS, in December 2024, the City adopted amendments to its Comprehensive
19 Plan, pursuant to the provisions of RCW 36.70A.070, to address growth and development in
20 the City through 2044; and
21

22 WHEREAS, the City has calculated transportation impact fees for system
23 improvements to ensure that new development pays its proportionate share of the costs of
24 public facilities needed to serve new growth and development based on the proportionate
25 impact based on trips generated, as provided in RCW 82.02.060(1), and elects to defer full
26 implementation of the full fees over a period of years.
27

28 NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:
29

30 Section 1. Section 27.04.020 of the Kirkland Municipal Code (KMC), and the
31 corresponding portions of Ordinance O-4502 §2 (2015), relating to transportation impact fees,
32 is amended as follows, with new text shown in underline and deleted text shown in
33 ~~strikethrough~~:
34

35 **27.04.020 Definitions.**
36

37 The following words and terms shall have the following meanings unless the context clearly
38 requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW
39 82.02.090, or given their usual and customary meaning.
40

41 (1) "Act" means the Growth Management Act, Chapter 36.70A RCW.
42

43 (2) "Applicant" means the owner of real property according to the records of the King County
44 recorder's office, or the applicant's authorized agent.
45

- 46 (3) "Building permit" means the official document or certification that is issued by the planning
47 and building department and authorizes the construction, alteration, enlargement, conversion,
48 reconstruction, remodeling, rehabilitation, erection, tenant improvement, demolition, moving or
49 repair of a building or structure.
- 50
51 (4) "Capital facilities" means the facilities or improvements included in the capital facilities
52 plan.
- 53
54 (5) "Capital facilities plan" means the capital facilities plan element of the city's
55 comprehensive plan adopted pursuant to Chapter 36.70A RCW, and such plan as amended.
- 56
57 (6) "City" means the city of Kirkland, Washington.
- 58
59 (7) "Council" means the city council of the city.
- 60
61 (8) "Department" means the public works department.
- 62
63 (9) "Director" means the director of the public works department, or the director's designee.
- 64
65 (10) "Encumbered" means to reserve, set aside or otherwise earmark the impact fees in
66 order to pay for transportation planning, engineering design studies, land surveys, right-of-way
67 acquisition, engineering, permitting, financing, administrative expenses, construction of roads
68 and related facilities, and any other commitments, contractual obligations or other liabilities
69 incurred for public facilities.
- 70
71 (11) "Gross floor area" is the total square footage of all floors in a structure as defined in
72 Chapter 5 KZC.
- 73
74 (12) "Hearing examiner" means the person who exercises the authority of Chapter 3.34.
- 75
76 (13) "Impact fee" means a payment of money imposed by the city on an applicant prior to
77 issuance of a building permit in order to pay for the public facilities needed to serve new growth
78 and development. "Impact fee" does not include a reasonable permit fee or application fee.
- 79
80 (14) "Impact fee account" or "account" means the account established for the system
81 improvement for which impact fees are collected. The account shall be established pursuant
82 to this chapter, and shall comply with the requirements of RCW 82.02.070.
- 83
84 (15) "Independent fee calculation" means the study or data submitted by an applicant to
85 support the assessment of an impact fee other than the fee in the schedule in Section
86 27.04.150.
- 87
88 (16) "Interest" means the interest rate earned by local jurisdictions in the State of Washington
89 Local Government Investment Pool, if not otherwise defined.
- 90
91 (17) "Interlocal agreement" or "agreement" means a roads interlocal agreement, authorized
92 in this chapter, by and between the city and other government agencies concerning the
93 collection and expenditure of impact fees, or any other interlocal agreement entered by and
94 between the city and another municipality, public agency or governmental body to implement
95 the provisions of this chapter.
- 96
97 (18) "Low-income housing" means (A) an owner-occupied housing unit affordable to
98 households whose household income is less than eighty percent of the King County median
99 income, adjusted for household size, as determined by the United States Department of

100 Housing and Urban Development (HUD), and no more than thirty percent of the household
 101 income is paid for housing expenses, or (B) a renter-occupied housing unit affordable to
 102 households whose income is less than sixty percent of the King County median income,
 103 adjusted for household size, as determined by HUD, and no more than thirty percent of the
 104 household income is paid for housing expenses (rent and an appropriate utility allowance). In
 105 the event that HUD no longer publishes median income figures for King County, the city may
 106 use or determine such other method as it may choose to determine the King County median
 107 income, adjusted for household size. The director will make a determination of sales prices or
 108 rents which meet the affordability requirements of this section. An applicant for a low-income
 109 housing exemption may be a public housing agency, a private nonprofit housing developer or
 110 a private developer.

111
 112 (19) "Owner" means the owner of real property according to the records of the King County
 113 recorder's office; provided, that if the real property is being purchased under a recorded real
 114 estate contract, the purchaser shall be considered the owner of the real property.

115
 116 (20) "Prior use" means the use with the highest impact fee per unit, based on the schedule
 117 in Section 27.04.150, in existence since January 1, 2015, as documented by city records.

118
 119 (21) "Project improvements" means site improvements and facilities that are planned and
 120 designed to provide service for a particular development or users of a project, and are not
 121 system improvements. No improvement or facility included in the capital facilities plan shall be
 122 considered a project improvement.

123
 124 (22) "Public facilities" means the transportation facilities for pedestrians, bicycles, transit and
 125 motor vehicles of the city or other governmental entities.

126
 127 (23) "Rate study" means the Transportation Impact Fee Rate Study, City of Kirkland, by Fehr
 128 and Peers, dated October 2015, as updated and amended from time to time.

129
 130 ~~(24) "Residential" means housing, such as detached, attached or stacked dwelling units
 131 (includes cottage, carriage and two /three unit homes approved under Chapter 113 KZC, and
 132 senior and assisted dwelling units intended for occupancy by one or more persons and not
 133 offering other services). For the purpose of this chapter, an accessory dwelling unit, regulated
 134 in Chapter 115 KZC, is considered an adjunct to the associated primary structure and is not
 135 charged a separate impact fee.~~

136
 137 (24) "Residential non-stacked" means any dwelling unit considered an attached dwelling unit,
 138 as defined in KZC 5.255 or a detached dwelling unit as defined by KZC 5.260. For the purpose
 139 of this chapter, an accessory dwelling unit as regulated in Chapter 115 KZC is considered a
 140 separate dwelling unit and charged a separate impact fee.

141
 142 (25) "Residential stacked" means any dwelling unit as defined in KCZ 5.265.

143
 144 (256) "Road" means a right-of-way which affords the principal means of access to abutting
 145 property, including avenue, place, way, drive, lane, boulevard, highway, street, and other
 146 thoroughfare, except an alley.

147
 148 (267) "Square footage" means the square footage of the gross floor area of the development
 149 as defined in Chapter 5 KZC.

150

151 (278) "System improvements" means public facilities included in the capital facilities plan and
 152 designed to provide service to service areas within the community at large, in contrast to
 153 project improvements.

154
 155 Section 2. KMC 27.04.030, and the corresponding portions of Ordinance O-4502 §3
 156 (2015), relating to transportation impact fees, is amended as follows:

157
 158 **27.04.030 Assessment of impact fees.**

159
 160 (a) The city shall collect impact fees, based on the schedule in Section 27.04.150, from any
 161 applicant seeking a building permit from the city. The public works department is authorized to
 162 determine what land use category found in the rate schedule applies to the application.

163
 164 (b) All impact fees shall be collected from the applicant prior to issuance of the building
 165 permit. Unless the use of an independent fee calculation has been approved, or unless a
 166 development agreement entered into pursuant to RCW 36.70B.170 provides otherwise, the
 167 fee shall be calculated based on the impact fee schedule in effect at the time a complete
 168 building permit application is filed.

169
 170 (c) The city shall establish the impact fee rate for a land use that is not listed on the rate
 171 schedule in Section 27.04.150. The applicant shall submit all information requested by the
 172 department for purposes of determining the impact fee rate pursuant to Section 27.04.040.
 173 The adopted cost per trip in Section 27.04.150 shall be the basis for establishing the impact
 174 fee rate.

175
 176 (d) For any change in use that includes an alteration, expansion, replacement or new
 177 accessory building, the impact fee shall be the applicable impact fee for the land use category
 178 of the new gross floor area (or, if applicable, gross leasable area), less the impact fee for the
 179 land use category of the prior gross floor area (or, if applicable, gross leasable area).

180
 181 (e) For mixed use buildings or developments, impact fees shall be imposed for the
 182 proportionate share of each land use based on the applicable unit of measurement found on
 183 the schedule in Section 27.04.150.

184
 185 (f) For building permits within new subdivisions approved under Kirkland Municipal Code
 186 Title 22 (Subdivisions), a credit shall be applied for the square footage of any dwelling unit that
 187 exists on the land within the subdivision prior to the subdivision if the dwelling unit is
 188 demolished. The credit for that square footage shall apply to the first complete building permit
 189 application submitted to the city subsequent to demolition of the existing dwelling unit, unless
 190 otherwise allocated by the applicant of the subdivision as part of approval of the subdivision.

191
 192 (g) At the time of issuance of any single-family detached or attached residential building
 193 permit, the applicant may elect to have the impact fee payment deferred until the building
 194 permit is completed or eighteen months after issuance of the building permits, whichever
 195 occurs first. The impact fee due and owing, less any credits awarded, shall be paid prior to
 196 building permit final inspection, building permit final occupancy, or eighteen months after the
 197 date of building permit issuance, whichever is applicable. Applicants electing to use this
 198 deferred impact fee process shall pay a two-hundred-forty-dollar administration fee with each
 199 respective building permit prior to issuance of such building permit.

200
 201 (h) Except as otherwise provided in this section, the city shall not issue any building permit
 202 unless and until the impact fee has been paid.

203

204 (i) The payment of impact fees may be delayed through a development agreement approved
 205 by the city council pursuant to Chapter 36.70B RCW, provided the following criteria are met:
 206

207 (1) Payment of fees may be delayed to no later than issuance of the certificate of occupancy;
 208

209 (2) The development agreement shall provide mechanisms, such as withholding of the
 210 certificate of occupancy and/or property liens, to assure that the city will collect the deferred
 211 fees;
 212

213 (3) The delay shall not reduce the availability of funds to implement the city's adopted capital
 214 improvement program in a timely manner; and
 215

216 (4) Projects must provide significant public benefit, including but not limited to:
 217

218 (A) Projects that implement adopted city council goals;
 219

220 (B) Projects with economic benefit to the city;
 221

222 (C) Projects that involve partnerships with other governmental agencies; and
 223

224 (D) Projects that include affordable housing as defined by the Kirkland Zoning Code.
 225

226 (j) For any alteration, expansion, enlargement, remodeling, rehabilitation, or conversion of
 227 an existing structure, the impact fee will be assessed based on the net new square footage
 228 added to the structure.
 229

230 (k) For any replacement of an existing structure, a credit will be applied for the square footage
 231 of the existing structure being replaced, provided the existing structure is demolished and that
 232 the replacement occurs within five years of the demolition of the prior structure.
 233

234 (l) For any credit granted for an existing structure under this chapter, the square footage of
 235 the existing structure shall be based on property information utilized by the King County
 236 Department of Assessments.
 237

238 (m) To ensure compliance with RCW 36.70A.681(1)(a), the impact fee assessed on the
 239 construction of an accessory dwelling unit regulated in Chapter 115 KZC will not be greater
 240 than 50 percent of the impact fee that would be imposed on the principal unit.
 241

242 Section 3. KMC 27.04.050, and the corresponding portions of Ordinance O-4641 §1
 243 (2018), relating to transportation impact fees, is amended as follows:
 244

245 **27.04.050 Exemptions.**
 246

247 (a) The following building permit applications shall be exempt from impact fees:
 248

249 ~~(1) Replacement of a structure with a new structure of the same gross floor area at the same~~
 250 ~~site or lot when such replacement occurs within five years of the demolition or destruction of~~
 251 ~~the prior structure. For replacement of structures in a new subdivision, see Section~~
 252 ~~27.04.030(f).~~
 253

254 ~~(2) Replacement, alteration, expansion, enlargement, remodeling, rehabilitation or~~
 255 ~~conversion of an existing dwelling unit where no additional units are created.~~
 256

- 257 (13) Any building permit for a legal accessory dwelling unit approved under Title 23 of this
258 code, the Kirkland Zoning Code, with a floor area of 800 square feet or fewer, as it is considered
259 part of the single-family use associated with this fee.
260
- 261 (2-4) Alteration of an existing nonresidential structure that does not expand the usable space.
262
- 263 (3-5) Miscellaneous improvements, including but not limited to fences, walls, swimming pools,
264 mechanical units, and signs.
265
- 266 (4-6) Demolition or moving of a structure.
267
- 268 (5-7)(A) Any applicant for the construction or creation of low-income housing may request an
269 exemption of eighty percent of the required impact fee for low-income housing units subject to
270 the criteria in subsection ~~(a)(7)(C)~~ of this section.
271
- 272 (B) Any applicant for an exemption from the impact fees which meets the criteria set forth in
273 subsection ~~(a)(7)(C)~~ of this section shall apply to the city manager for an exemption. The
274 application shall be on forms provided by the city and shall be accompanied by all information
275 and data the city deems necessary to process the application.
276
- 277 (C) Exemption Criteria. To be eligible for the impact fee exemption established by this section,
278 the applicant shall meet each of the following criteria:
279
- 280 (i) The applicant must be proposing a greater number of low-income housing units or a
281 greater level of affordability for those units than is required by the Kirkland Zoning Code and/or
282 the Kirkland Municipal Code. The allowed exemption shall only apply to those low-income units
283 in excess of the minimum required by code unless the development will be utilizing public
284 assistance targeted for low-income housing.
285
- 286 (ii) The applicant must demonstrate to the city manager's satisfaction that the amount of the
287 impact fee exemption is justified based on the additional affordability provided above that
288 required by code and is necessary to make the project economically viable.
289
- 290 (iii) The proposed housing must meet the goals and policies set forth in Section VII of the
291 city of Kirkland comprehensive plan.
292
- 293 (D) The city manager shall review applications for exemptions under subsection ~~(a)(7)(A)~~ of
294 this section pursuant to the above criteria and shall advise the applicant, in writing, of the
295 granting or denial of the application. In addition, the city manager shall notify the city council
296 when such applications are granted or denied.
297
- 298 (E) The determination of the city manager shall be the final decision of the city with respect
299 to the applicability of the low-income housing exemption set forth in this subsection.
300
- 301 (F) Any claim for exemption must be made before payment of the impact fee. Any claim not
302 so made shall be deemed waived. The claim for exemption must be accompanied by a draft
303 lien and covenant against the property guaranteeing that the low-income housing use will
304 continue. Before approval of the exemption, the planning and building department shall
305 approve the form of lien and covenant, which shall, at a minimum, meet the requirements of
306 RCW 82.02.060. Prior to issuance of a certificate of occupancy for any portion of the
307 development, the applicant shall execute and record the approved lien and covenant with the
308 King County recorder's office. The lien and covenant shall run with the land. In the event the
309 property is no longer used for low-income housing, the current owner shall pay the current
310 impact fee plus interest to the date of the payment.

- 311
312 (6)(8)(A) Development activities of community-based human services agencies which meet
313 the human services needs of the community such as providing employment assistance, food,
314 shelter, clothing, or health services for low- and moderate-income residents.
315
- 316 (B) Any applicant for an exemption from the impact fee which meets the criteria set forth in
317 subsection (a)(8)(C) of this section shall apply to the city manager for an exemption. The
318 application shall be on forms provided by the city and shall be accompanied by all information
319 and data the city deems necessary to process the application.
320
- 321 (C) Exemption Criteria. To be eligible for the impact fee exemption established by this section,
322 the applicant shall meet each of the following criteria:
323
- 324 (i) The applicant must have secured federal tax-exempt status under Section 501(c)(3) of the
325 Internal Revenue Code.
326
- 327 (ii) The applicant's services must be responsive to the variety of cultures and languages that
328 exist in the city.
329
- 330 (iii) The applicant must provide services and programs to those considered most vulnerable
331 and/or at risk, such as youth, seniors, and those with financial needs, special needs and
332 disabilities.
333
- 334 (iv) The applicant's services must meet the human services goals and policies set forth in
335 Section XII of the city of Kirkland comprehensive plan.
336
- 337 (v) The applicant shall certify that no person shall be denied or subjected to discrimination in
338 receipt of the benefit of services and programs provided by the applicant because of sex,
339 marital status, sexual orientation, race, creed, color, national origin, or the presence of any
340 sensory, mental, or physical disability or the use of a trained dog guide or service animal by a
341 person with a disability.
342
- 343 (vi) The applicant must provide direct human services at the premises for which the applicant
344 is seeking exemption.
345
- 346 (D) The city manager shall review applications for exemptions under subsection (a)(8)(A) of
347 this section pursuant to the above criteria and shall advise the applicant, in writing, of the
348 granting or denial of the application. In addition, the city manager shall notify the city council
349 when such applications are granted or denied.
350
- 351 (E) The determination of the city manager shall be the final decision of the city with respect
352 to the applicability of the community-based human services exemption set forth in this
353 subsection.
354
- 355 (F) Any claim for exemption must be made before payment of the impact fee. Any claim not
356 so made shall be deemed waived. The claim for exemption must be accompanied by a draft
357 lien and covenant against the property guaranteeing that the human services use will continue.
358 Before approval of the exemption, the department shall approve the form of lien and covenant.
359 Within ten days of approval, the applicant shall execute and record the approved lien and
360 covenant with the King County recorder's office. The lien and covenant shall run with the land.
361 In the event the property is no longer used for human services, the current owner shall pay the
362 current impact fee plus interest to the date of the payment.
363

364 (G) The amount of impact fees not collected from human services agencies pursuant to this
 365 exemption shall be paid from public funds other than the impact fee account.
 366

367 (7.9) Buildings or structures constructed as shelters that provide emergency housing for
 368 people experiencing homelessness and emergency shelters for victims of domestic violence
 369 as defined by state law.
 370

371 (b) Unless otherwise established in this section, the planning and building director shall be
 372 authorized to determine whether a particular development for a proposed building permit falls
 373 within an exemption of this chapter or in this code. Determinations of the planning and building
 374 director shall be subject to the appeals procedures set forth in Section 27.04.130.
 375

376 Section 4. KMC 27.04.120, and the corresponding portions of Ordinance O-4631 §1
 377 (2017), relating to transportation impact fees, is amended as follows:
 378

379 **27.04.120 Review of schedule and fee increases.**
 380

381 (a) The schedule in Section 27.04.150 will be amended to reflect changes to the twenty-year
 382 transportation project list as part of adoption of amendments to the capital facilities plan in
 383 Chapter XIII of Title 17 of this code (the comprehensive plan). Amendments to the schedule
 384 for this purpose shall be adopted by the council.
 385

386 (b) The fees on the schedule in Section 27.04.150 shall may be indexed to provide for an
 387 automatic fee increase each January 1st ~~beginning in the year 2017~~. The June-to-June Seattle-
 388 Tacoma-Bellevue ~~Bremerton~~ Area Consumer Price Index (CPI-W) will be used to determine
 389 the increase in fees for each year to reflect increased project costs, unless a more applicable
 390 industry standard construction cost index is established by the city manager. In the event that
 391 the fees on the schedule in Section 27.04.150 are increased during the preceding calendar
 392 year due to changes to the twenty-year transportation project list pursuant to subsection (a) of
 393 this section, the fees will not be indexed the following January. The finance and administration
 394 department shall compute the fee increase, if any, and the new schedule shall become
 395 effective immediately after the annual fee increase calculation.
 396

397 (c) A new rate study, which establishes the schedule in Section 27.04.150, shall be updated
 398 every three years, unless the city determines that circumstances do not warrant an update.
 399

400 Section 5. KMC 27.04.150, and the corresponding portions of Ordinance O-4768 §1
 401 (2022), relating to transportation impact fees, is amended as follows:
 402

403 **27.04.150 Transportation impact fee schedule.**

404 The impact fee schedule below is based on the city's latest rate study. As authorized under
 405 Section 27.04.120(b), the fees on the schedule may automatically be increased at the
 406 discretion of the Director of Finance and Administration each January 1st ~~beginning January~~
 407 ~~1, 2025~~, based on the June-to-June Seattle-Tacoma-Bellevue Area Consumer Price Index
 408 CPI-W. See the public works department's fee schedule for the current impact fee.

City of Kirkland
Transportation Impact Fee
Fee Phase-In Schedule 2022—2024 2025-2027

Cost per New Person Trip End

\$5,397.96 \$5,309.91

Land Use Category	ITE Code	Unit of Measurement	<u>2022-2025</u>	<u>2023-2026</u>	<u>2024-2027</u>
RESIDENTIAL					
Single-Family Detached Housing	210	Dwelling Units	\$6,534.50	\$7,181.00	\$7,827.49
Residential Non-Stacked	210	sq. ft.	\$4.39	\$4.39	\$4.39
Accessory Dwelling Unit (Residential Non-Stacked)	210	sq. ft.	\$0.00	\$2.20	\$4.39
Cottages (Residential Non-Stacked)	210	sq. ft.	\$2.54	\$3.47	\$4.39
Maximum Residential Non-Stacked Fee	210	Dwelling Unit	\$7,902.00	\$8,890.00	\$9,878.00
Multifamily Housing (Low-Rise)	220	Dwelling Units	\$3,628.52	\$3,900.03	\$4,171.55
Residential Stacked	220	sq. ft. GFA	\$4.39	\$4.39	\$4.39
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 \$4.06	\$3.87 \$4.06	\$4.30 \$4.06
Assisted Living	254	sq. ft. GFA	\$3.17 \$3.70	\$3.48 \$3.70	\$3.80 \$3.70
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 \$13.50	\$59.09 \$13.50	\$71.87 \$13.50
Walk-in Bank	911	sq. ft. GFA	\$33.17 \$37.06	\$45.73 \$37.06	\$58.30 \$37.06
Day Care Center	565	sq. ft. GFA	\$5.11 \$20.50	\$4.98 \$20.50	\$4.85 \$20.50
Library	590	sq. ft. GFA	\$21.69 \$26.86	\$30.20 \$26.86	\$38.72 \$26.86
United States Post Office	732	sq. ft. GFA	\$45.14 \$77.23	\$70.03 \$77.23	\$94.91 \$77.23
Hotel	310	Rooms	\$7,049.84 \$4,831.05	\$10,062.69 \$4,831.05	\$13,075.53 \$4,831.05
Motel	320	Rooms	\$3,763.81 \$2,947.76	\$3,490.61 \$2,947.76	\$3,217.42 \$2,947.76
Gasoline/Service Station	944	Fueling Positions	\$19,922.66 \$15,724.73	\$27,488.33 \$15,724.73	\$35,053.99 \$15,724.73

City of Kirkland
Transportation Impact Fee
Fee Phase-In Schedule 2022—2024 2025-2027

Cost per New Person Trip End

\$5,397.96 \$5,309.91

Land Use Category	ITE Code	Unit of Measurement	<u>2022-2025</u>	<u>2023-2026</u>	<u>2024-2027</u>
Gasoline/Service Station with Convenience Market	945	Fueling Positions	\$19,541.95 <u>\$24,762.63</u>	\$24,779.91 <u>\$24,762.63</u>	\$30,017.86 <u>\$24,762.63</u>
Self-Service Car Wash	947	Wash Stalls	\$15,138.25 <u>\$16,926.39</u>	\$22,121.49 <u>\$16,926.39</u>	\$29,104.74 <u>\$16,926.39</u>
Multiplex Movie Theater	445	Movie Screens	\$54,534.70 <u>\$125,750.00</u>	\$71,324.40 <u>\$125,750.00</u>	\$88,114.09 <u>\$125,750.00</u>
Health/Fitness Club	492	sq. ft. GFA	\$15.51 <u>\$31.08</u>	\$19.39 <u>\$31.08</u>	\$23.28 <u>\$31.08</u>
COMMERCIAL—INSTITUTIONAL					
Elementary School	520	Students	\$409.37 <u>\$526.74</u>	\$479.04 <u>\$526.74</u>	\$548.70 <u>\$526.74</u>
Middle School/Junior High School	522	Students	\$409.37 <u>\$493.82</u>	\$479.04 <u>\$493.82</u>	\$548.70 <u>\$493.82</u>
High School	530 <u>525</u>	Students	\$399.14 <u>\$460.90</u>	\$467.06 <u>\$460.90</u>	\$534.99 <u>\$460.90</u>
University/College	550	Students	\$670.36 <u>\$493.82</u>	\$691.05 <u>\$493.82</u>	\$711.73 <u>\$493.82</u>
Church	560	sq. ft. GFA	\$3.52 <u>\$1.61</u>	\$4.16 <u>\$1.61</u>	\$4.79 <u>\$1.61</u>
Hospital	610	sq. ft. GFA	\$6.44 <u>\$5.92</u>	\$7.55 <u>\$5.92</u>	\$8.69 <u>\$5.92</u>
COMMERCIAL—RESTAURANT					
Drinking Place	925 <u>975</u>	sq. ft. GFA	\$64.94 <u>\$34.71</u>	\$62.31 <u>\$34.71</u>	\$59.68 <u>\$34.71</u>
Quality Restaurant	931	sq. ft. GFA	\$23.03 <u>\$13.35</u>	\$25.86 <u>\$13.35</u>	\$28.70 <u>\$13.35</u>
High-Turnover (Sit-Down) Restaurant	932	sq. ft. GFA	\$25.79 <u>\$25.47</u>	\$24.57 <u>\$25.47</u>	\$23.34 <u>\$25.47</u>
Fast-Food Restaurant without Drive-Through Window	933	sq. ft. GFA	\$45.43 <u>\$101.47</u>	\$53.86 <u>\$101.47</u>	\$62.28 <u>\$101.47</u>
Fast-Food Restaurant with Drive-Through Window	934	sq. ft. GFA	\$62.69 <u>\$76.60</u>	\$79.17 <u>\$76.60</u>	\$95.66 <u>\$76.60</u>
Coffee/Donut Shop Without Drive-Through Window	936	sq. ft. GFA	\$207.56 <u>\$98.66</u>	\$199.16 <u>\$98.66</u>	\$190.76 <u>\$98.66</u>
Coffee/Donut Shop with Drive-Through Window	937	sq. ft. GFA	\$254.95 <u>\$73.25</u>	\$244.63 <u>\$73.25</u>	\$234.31 <u>\$73.25</u>
INDUSTRIAL					

City of Kirkland
Transportation Impact Fee
Fee Phase-In Schedule 2022—2024 2025-2027

Cost per New Person Trip End

\$5,397.96 \$5,309.91

Land Use Category	ITE Code	Unit of Measurement	<u>2022-2025</u>	<u>2023-2026</u>	<u>2024-2027</u>
General Light Industrial	110	sq. ft. GFA	\$6.32 <u>\$3.96</u>	\$5.83 <u>\$3.96</u>	\$5.33 <u>\$3.96</u>
Industrial Park	130	sq. ft. GFA	\$5.12 <u>\$2.07</u>	\$4.25 <u>\$2.07</u>	\$3.39 <u>\$2.07</u>
Manufacturing	140	sq. ft. GFA	\$4.55 <u>\$4.51</u>	\$5.11 <u>\$4.51</u>	\$5.67 <u>\$4.51</u>
Mini-Warehouse	151	sq. ft. GFA	\$1.98 <u>\$0.91</u>	\$1.71 <u>\$0.91</u>	\$1.44 <u>\$0.91</u>
COMMERCIAL—RETAIL					
Building Materials and Lumber Store	812	sq. ft. GFA	\$11.78 <u>\$6.87</u>	\$11.30 <u>\$6.87</u>	\$10.82 <u>\$6.87</u>
Variety Store	814	sq. ft. GFA	\$25.81 <u>\$23.65</u>	\$24.76 <u>\$23.65</u>	\$23.72 <u>\$23.65</u>
Freestanding Discount Store	815	sq. ft. GFA	\$14.07 <u>\$11.88</u>	\$17.32 <u>\$11.88</u>	\$20.58 <u>\$11.88</u>
Hardware/Paint Store	816	sq. ft. GFA	\$9.24 <u>\$6.74</u>	\$9.87 <u>\$6.74</u>	\$10.49 <u>\$6.74</u>
Nursery (Garden Center)	817	sq. ft. GFA	\$19.95 <u>\$21.20</u>	\$28.20 <u>\$21.20</u>	\$36.46 <u>\$21.20</u>
Shopping Center/Misc. Retail	820	sq. ft. GFA	\$9.67 <u>\$8.10</u>	\$13.55 <u>\$8.10</u>	\$17.42 <u>\$8.10</u>
Automobile Sales (Used)	841	sq. ft. GFA	\$15.67 <u>\$11.46</u>	\$17.68 <u>\$11.46</u>	\$19.70 <u>\$11.46</u>
Automobile Parts Sales	843	sq. ft. GFA	\$10.37 <u>\$2.01</u>	\$12.54 <u>\$2.01</u>	\$14.70 <u>\$2.01</u>
Tire Store	848	sq. ft. GFA	\$16.30 <u>\$8.59</u>	\$15.64 <u>\$8.59</u>	\$14.98 <u>\$8.59</u>
Supermarket	850	sq. ft. GFA	\$23.32 <u>\$25.93</u>	\$28.61 <u>\$25.93</u>	\$33.90 <u>\$25.93</u>
Convenience Market	851	sq. ft. GFA	\$70.34 <u>\$73.52</u>	\$93.43 <u>\$73.52</u>	\$116.52 <u>\$73.52</u>
Discount Supermarket	854	sq. ft. GFA	\$37.95	\$36.41	\$34.87
Discount Club	857	sq. ft. GFA	\$16.74 <u>\$8.45</u>	\$18.57 <u>\$8.45</u>	\$20.40 <u>\$8.45</u>
Home Improvement Superstore	862	sq. ft. GFA	\$5.45 <u>\$5.36</u>	\$6.87 <u>\$5.36</u>	\$8.30 <u>\$5.36</u>
Electronic Superstore	863	sq. ft. GFA	\$9.83	\$11.63	\$13.43

**City of Kirkland
Transportation Impact Fee
Fee Phase-In Schedule 2022—2024 2025-2027**

Cost per New Person Trip End \$5,397.96 \$5,309.91

Land Use Category	ITE Code	Unit of Measurement	<u>2022-2025</u>	<u>2023-2026</u>	<u>2024-2027</u>
			\$7.79	\$7.79	\$7.79
Pharmacy/Drugstore Without Drive-Through Window	880	sq. ft. GFA	\$29.38 \$12.22	\$46.60 \$12.22	\$63.84 \$12.22
Pharmacy/Drugstore with Drive-Through Window	881	sq. ft. GFA	\$36.40 \$15.97	\$60.64 \$15.97	\$84.88 \$15.97
Furniture Store	890	sq. ft. GFA	\$0.70 \$0.75	\$0.90 \$0.75	\$1.09 \$0.75
Quick Lubrication Vehicle Shop	941	Service Bays	\$11,823.49 \$14,818.23	\$18,651.63 \$14,818.23	\$25,479.78 \$14,818.23
Automobile Parts and Service Center	943	sq. ft. GFA	\$12.92 \$6.29	\$12.40 \$6.29	\$11.87 \$6.29
COMMERCIAL—OFFICE					
General Office Building	710	sq. ft. GFA	\$9.83 \$8.47	\$10.30 \$8.47	\$10.77 \$8.47
Medical-Dental Office Building	720	sq. ft. GFA	\$19.39 \$27.08	\$21.20 \$27.08	\$23.00 \$27.08
Office Park	750	sq. ft. GFA	\$15.42 \$8.96	\$17.33 \$8.96	\$19.24 \$8.96
Business Park	770	sq. ft. GFA	\$2.85 \$8.41	\$3.20 \$8.41	\$3.56 \$8.41

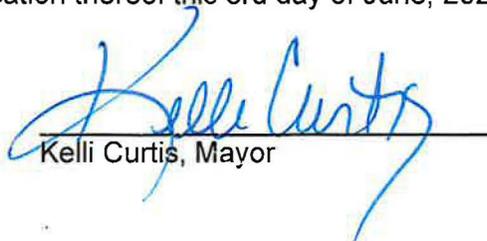
409 GFA = Gross Floor Area

410
411 Section 6. If any provision of this ordinance or its application to any person or
412 circumstance is held invalid, the remainder of the ordinance or the application of the provision
413 to other persons or circumstances is not affected.

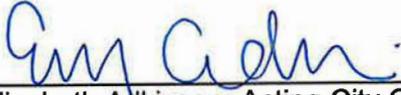
414
415 Section 7. This ordinance shall be in force and effect on July 1, 2025, from and after
416 its passage by the Kirkland City Council and its summary publication in the form attached to
417 the original of this ordinance and by this reference approved by the City Council.

418
419 Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of
420 June, 2025.

421
422 Signed in authentication thereof this 3rd day of June, 2025.

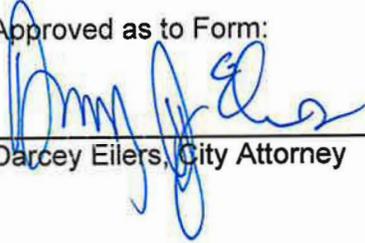

Kelli Curtis, Mayor

Attest:



Elizabeth Adkisson, Acting City Clerk

Approved as to Form:



Darcey Eilers, City Attorney

Publication Date: June 9, 2025