



CITY OF KIRKLAND
Department of Finance & Administration
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MEMORANDUM

To: Kurt Triplett, City Manager

From: Tracey Dunlap, Director of Finance and Administration
Carol Wade, Accountant

Date: May 23, 2011

Subject: 2010 ANNUAL TRANSPORTATION AND PARK IMPACT FEES REPORT

RECOMMENDATION:

City Council accepts the 2010 Annual Transportation and Park Impact Fee Report.

BACKGROUND DISCUSSION:

RCW 82.02.070 related to impact fees provides that: "Annually, each county, city or town imposing impact fees shall provide a report on each impact fee account showing the source and amount of all moneys collected, earned, or received and system improvements that were financed in whole or in part by impact fees." This report is presented to the City Council in response to that requirement.

The City began collecting impact fees for transportation in June 1999 and for parks in August 1999. Although impact fees are not required to be tracked and applied to projects by zones per the ordinances, impact fees are being tracked by zones for administrative purposes (see Attachment C for map). Tracking the collection and subsequent transfer of impact fees helps to analyze what area(s) of the city development is occurring in and how funding of future capacity projects is related to the amount of development.

For 2010, \$186,076 in transportation impact fees and \$161,892 in park impact fees were collected. Attachment A summarizes by zone all impact fees that were collected during 2010.

The Northeast zone accounted for 52% of the transportation impact fee collection. The two largest contributors in the Northeast zone were Francis Village, a 61 unit multi-family mixed use project, and the O'Reilly Auto Parts building renovation. Multi-family/non-residential development was largely responsible for the transportation impact fees collected from all zones. Unfortunately, the SRM KSS two-story office building project was cancelled and the City refunded fees of \$164,964 in June 2010, which more than offset the 2010 collections in the Southwest zone.

Single family development in the East zone contributed 49% of the total parks related impact fees collected in 2010. Francis Village, a 61 unit multi-family mixed use project in the Northeast zone, was the largest park impact fee contributor.

No transportation CIP projects were funded with transportation impact fees in 2010.

Park impact fees were used for the Teen Center and McAuliffe Park debt service payments of \$44,650 and \$229,803, respectively.

Attachment B is a cumulative report showing total transportation and park impact fees collected per zone since inception. The development at Evergreen Hospital was largely responsible for the cumulative transportation impact fees collected in the Northeast zone. The Southwest zone includes several large multi-family developments that have contributed to the fees collected in that area. The three primarily residential areas in the East, Northwest and Southwest zones continue to be the source of collections for park impact fees.

The 2010 year end Impact Fee fund balance is \$524,627. Park impact fees have been transferred from the Impact Fee Fund to cover debt service and the fund balance remaining reflects the balance after transfers. The City's practice is to allocate impact fee-related revenues to qualifying capital projects in the order that they are received (i.e., first-in, first-out).

The following table shows impact fee revenues expended on projects and debt service payments since 1999.

Year	Project Name (Project Number)	Transportation	Parks
1999	No CIP projects were funded from impact fees	\$0	\$0
2000	6th St/Central Way Intersection Improvements (CTR0066000)	\$41,072 *	
	NE 68th St/State St Intersection Improvements (CTR0061000)	\$18,000	
	NE 85th St/124th Ave Intersection Improvements (CTR0062000)	\$21,900	
	NE 124th St/100th Ave Intersection Improvements (CTR0063000)	\$17,700	
	NE 132nd St/100th Ave Intersection Improvements (CTR0064000)	\$13,200	
2001	118th Ave NE Roadway Extension (CST0060000)	\$15,989 *	
2002	No CIP projects were funded from impact fees	\$0	\$0
2003	NE 124th St/124th Ave Intersection Improvements (CTR0070000)	\$50,000	
2004	NE 128th Street/I-405 Overpass (CST0069000)	\$500,000	
	NE 124th St/124th Ave Intersection Improvements (CTR0070000)	\$100,000	
2005	NE 128th Street/I-405 Overpass (CST0069000)	\$267,800	
	NE 124th St/124th Ave Intersection Improvements (CTR0070000)	\$329,600	
	Heritage Park Development (CPK0095000)		\$40,000 *
2006	NE 124th St/124th Ave Intersection Improvements (CTR0070000)	\$499,200	
	NE 120th Street Roadway Extension (CST0057000)	\$200,000	
	NE 85th St/132nd Ave NE Intersection Improvement Phase I (CTR0078000)	\$107,400	
	NE 85th St/114th Ave Intersection Improvements (CTR0079000)	\$302,900	
	NE 85th St/124th Ave NE Intersection Improvements (CTR0062000)	\$175,000	
	Heritage Park Development (CPK0095000)		\$120,000
2007	124th Ave NE Roadway Improvements (CST0059000)	\$89,919 *	
	NE 120th Street Roadway Extension (CST0057000)	\$309,000	
	Heritage Park Development (CPK0095000)		\$155,000

Year	Project Name (Project Number)	Transportation	Parks
2008	124th Ave NE Roadway Improvements (CST0059000)	\$40,000	
	NE 85th St/132nd Ave NE Intersection Improvement Phase I (CTR0078000)	\$279,000	
	NE 68th/108th Ave Intersection Improvements (CTR0085000)	\$400,000	
	NE 85th St/114th Ave Intersection Improvements (CTR0079000)	\$356,000	
	NE 85th/124th Ave Intersection Improvements (CTR0080000)	\$179,000	
	Park Acquisition-Shelton Property (CPK0131001)		\$81,573
	Park & Open Space Acquisition Program (CPK0131000)		\$367,500
	Teen Center Debt Service Payment		\$40,185
	McAuliffe Park Debt Service Payment		\$231,365
2009	NE 120th Street Roadway Extension (CST0057000)	\$672,000	
	NE 68th/108th Ave Intersection Improvements (CTR0085000)	\$562,000	
	Teen Center Debt Service Payment		\$44,650
	McAuliffe Park Debt Service Payment		\$231,415
2010	No CIP projects were funded from impact fees	\$0	\$0
	Teen Center Debt Service Payment		\$44,650
	McAuliffe Park Debt Service Payment		\$229,803
Total impact fee revenues transferred to projects through 2010 **		\$5,546,680	\$1,586,141

* The amounts shown are net amounts as funding was returned to the impact fee account for three transportation projects that were completed and had funds remaining (CST0059000, CST0060000 and CTR0066000). For parks, money was reprogrammed from other park projects to the Heritage Park Development (CPK0095000) in 2005.

** Includes transfer of interest on impact fee balances.

It is noteworthy to mention that impact fees were modified following an impact fee rate study in 2007. Effective February 1, 2008, impact fee rates were increased substantially for both transportation and park impact fees. Park impact fees are used for the debt service payment of McAuliffe Park and a portion of the Teen Center beginning in 2008, per the recommendation of the study. Impact fee revenues have continued to decline because of the economic downturn. 2010 Park impact fees are 20% less than 2009, while transportation impact fees decreased by 51% due to the unexpected refund. Without the refund, transportation impact fees would have reflected a 9% decrease from 2009.

Attachments (3)

cc: Dave Snider, Interim Capital Projects Manager
 Rob Jammerman, Development Engineering Manager
 Jennifer Schroder, Parks & Community Services Director
 Michael Cogle, Parks Planning & Development Manager
 Teresa Swan, Senior Planner
 Sri Krishnan, Financial Planning Manager

City of Kirkland

2010 Impact Fee Report - Summary

Zone Collected	Amount Collected	
	Transportation	Parks
East		
Multi-Family/Non-Residential	\$25,850	\$0
Single Family Residential	\$79,437	\$78,695
<i>Subtotal East</i>	\$105,287	\$78,695
Northeast		
Multi-Family/Non-Residential	\$97,419	\$26,230
<i>Subtotal Northeast</i>	\$97,419	\$26,230
Northwest		
Single Family Residential	\$5,995	\$11,262
<i>Subtotal Northwest</i>	\$5,995	\$11,262
Southwest		
Multi-Family/Non-Residential	(\$79,999)	\$0
Single Family Residential	\$57,375	\$45,705
<i>Subtotal Southwest</i>	(\$22,624)	\$45,705
Total Collected - All Zones	\$186,076	\$161,892

City of Kirkland

Transportation Impact Fee Tracking - 2010 Revenue

Date Received	Payer/ApplicantName	Amount Received	Case # (link to P*P)
East - Multi-Family/Non-Residential			
9/13/2010	LUNA SOL LLC	\$25,850	BLD10-00318
	subtotal:	\$25,850	
East - Single Family Residential			
2/1/2010	SINCLAIR THIMGAN HOMES INC	\$3,825	BLD09-00474
2/8/2010	MERIT HOMES, INC.	\$966	BLD08-00079
2/8/2010	MERIT HOMES, INC.	\$966	BLD08-00107
3/11/2010	126TH AVE LLC	\$3,825	BLD09-00504
4/9/2010	126TH AVE LLC	\$3,825	BLD09-00514
4/29/2010	ROBERT POTTS & MARY POTTS	\$3,825	BLD10-00082
5/7/2010	KARAMDEEP AULAKH	\$3,825	BLD09-00227
5/21/2010	CORRENTE PROPERTIES LLC	\$3,825	BLD10-00144
5/24/2010	CORRENTE PROPERTIES LLC	\$3,825	BLD10-00145
6/24/2010	MERIT HOMES, INC.	\$3,825	BLD10-00219
6/29/2010	FRED REPASS	\$3,825	BLD10-00001
6/30/2010	GREG GRIFFIS	\$3,825	BLD10-00149
6/30/2010	GREG GRIFFIS	\$3,825	BLD10-00181
7/16/2010	STEVE ANDERSON & JODY ANDERSON	\$2,550	BLD10-00110
7/19/2010	MERIT HOMES, INC.	\$3,825	BLD10-00239
7/22/2010	CORRENTE PROPERTIES LLC	\$3,825	BLD10-00256
7/22/2010	CORRENTE PROPERTIES LLC	\$3,825	BLD10-00257
7/28/2010	MERIT HOMES, INC.	\$966	BLD08-00080
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$966	BLD08-00088
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$966	BLD08-00090
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$966	BLD08-00092
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$586	BLD08-00093
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$586	BLD08-00093
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$586	BLD08-00094
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$586	BLD08-00094
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$586	BLD08-00095
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$586	BLD08-00095
10/15/2010	MICHAEL POZAR & MICHELLE QUINTON	\$3,825	BLD10-00190
10/22/2010	DENNY SCHOR & SHARON FIELDS	\$2,550	BLD10-00357
11/4/2010	GURLAL & SUKHPAL BRAR	\$3,825	BLD10-00400

Attachment A

Date Received	Payer/ApplicantName	Amount Received	Case # (link to P*P)
11/19/2010	ISOLA FINANCIAL III LLC	\$3,825	BLD10-00408
subtotal:		\$79,437	
Northeast - Multi-Family/Non-Residential			
1/20/2010	SEA-EYE BLDG CORP 251077	\$41,479	BLD09-00461
2/2/2010	TOTEM BOWL AND INVESTMENTS	\$716	BLD10-00010
2/17/2010	SEA-EYE BLDG CORP 251077	\$3,368	BLD09-00461
3/2/2010	LAKEVIEW MONTESSORI	\$1,311	BLD10-00021
4/16/2010	EVERGREEN PLAZA INVESTMENTS LLC	\$1,913	BLD10-00055
9/3/2010	DEXTER & CHUNWAN LAI	\$6,317	BLD10-00319
10/6/2010	BUCHAN BROTHERS INV PROPS	\$6,464	BLD10-00397
12/9/2010	MEDINA PARK PLACE LLC	\$35,746	BLD08-00025
12/20/2010	DEXTER LAI	\$106	BLD10-00339
subtotal:		\$97,419	
Northwest - Single Family Residential			
1/25/2010	SCOTT ESPING & EVA ESPING	\$3,825	BLD09-00469
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$206)	BLD07-00160
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$586)	BLD07-00161
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$586)	BLD07-00162
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$586)	BLD07-00163
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$586)	BLD07-00164
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$586)	BLD07-00165
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$586)	BLD07-00166
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$586)	BLD07-00167
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$586)	BLD07-00168
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$586)	BLD07-00169
7/28/2010	NEIL SADIS & CONNIE SADIS	\$3,825	BLD10-00125
11/8/2010	CAMWEST NETTLETON COMMONS LLC	\$3,825	BLD10-00191
subtotal:		\$5,995	
Southwest - Multi-Family/Non-Residential			
1/29/2010	YARROW BAY MARINA	\$6,659	BLD09-00473
3/16/2010	* SHEFF J T ENTERPRISES LLC	\$4,463	BLD10-00059
6/4/2010	ROBLEY EVANS & KATHY EVANS	\$4,897	BLD10-00248
6/11/2010	HAUTE DOG GIRL	\$4,251	BLD10-00251
6/18/2010	SRM KSS LLC	(\$164,964)	BLD06-00922
6/18/2010	JSH PROPERTIES	\$13,514	BLD10-00214
6/24/2010	JAMES LANDWEER	\$1,474	BLD10-00259
6/25/2010	MERRILL GARDENS @ KIRKLAND LLC	\$23,870	BLD10-00186

Attachment A

Date Received	Payer/ApplicantName	Amount Received	Case # (link to P*P)
7/12/2010	HOUGHTON LANE, LLC	\$5,460	BLD10-00299
8/23/2010	BRET WIRTA	\$1,873	BLD10-00343
8/27/2010	GEORGE MILLER TRUSTEE	\$1,030	BLD10-00379
9/3/2010	147 PARK LLC	\$4,864	BLD10-00358
11/22/2010	RDM SRMK 101 LLC	\$12,610	BLD08-00066
subtotal:		(\$79,999)	

Southwest - Single Family Residential			
1/21/2010	CAMWEST NETTLETON COMMONS LLC	\$3,825	BLD09-00488
2/11/2010	CAMWEST NETTLETON COMMONS LLC	\$3,825	BLD09-00452
3/1/2010	604 12TH AVENUE LLC	\$3,825	BLD09-00505
3/1/2010	CAMWEST NETTLETON COMMONS LLC	\$3,825	BLD10-00044
4/8/2010	CAMWEST NETTLETON COMMONS LLC	\$3,825	BLD10-00101
4/16/2010	CAMWEST DEVELOPMENT	\$3,825	BLD10-00084
4/21/2010	CAMWEST DEVELOPMENT	\$3,825	BLD10-00138
4/29/2010	CAMWEST NETTLETON COMMONS LLC	\$3,825	BLD10-00061
4/29/2010	CAMWEST DEVELOPMENT	\$3,825	BLD10-00075
5/6/2010	CAMWEST NETTLETON COMMONS LLC	\$3,825	BLD10-00166
5/14/2010	CAMWEST NETTLETON COMMONS LLC	\$3,825	BLD10-00036
6/3/2010	CAMWEST NETTLETON COMMONS LLC	\$3,825	BLD10-00170
6/9/2010	CAMWEST NETTLETON COMMONS LLC	\$3,825	BLD10-00172
8/16/2010	NATE BROOLING & JANELLE MILODRAGOV	\$3,825	BLD10-00142
9/10/2010	VLADIMIR ZAYSHLYY	\$3,825	BLD10-00288
subtotal:		\$57,375	

Total Transportation Impact Fees: \$186,076

City of Kirkland

Park Impact Fee Tracking - 2010 Revenue

Date Received	Payer/ApplicantName	Amount Received	Case # (link to P*P)
East - Single Family Residential			
2/1/2010	SINCLAIR THIMGAN HOMES INC	\$3,845	BLD09-00474
2/8/2010	MERIT HOMES, INC.	\$612	BLD08-00107
3/11/2010	126TH AVE LLC	\$3,845	BLD09-00504
4/9/2010	126TH AVE LLC	\$3,845	BLD09-00514
4/29/2010	ROBERT POTTS & MARY POTTS	\$3,845	BLD10-00082
5/7/2010	KARAMDEEP AULAKH	\$3,845	BLD09-00227
5/21/2010	CORRENTE PROPERTIES LLC	\$3,845	BLD10-00144
5/24/2010	CORRENTE PROPERTIES LLC	\$3,845	BLD10-00145
6/24/2010	MERIT HOMES, INC.	\$3,845	BLD10-00219
6/29/2010	FRED REPASS	\$3,845	BLD10-00001
6/30/2010	GREG GRIFFIS	\$3,845	BLD10-00149
6/30/2010	GREG GRIFFIS	\$3,845	BLD10-00181
7/16/2010	STEVE ANDERSON & JODY ANDERSON	\$1,282	BLD10-00110
7/19/2010	MERIT HOMES, INC.	\$3,845	BLD10-00239
7/22/2010	CORRENTE PROPERTIES LLC	\$3,845	BLD10-00256
7/22/2010	CORRENTE PROPERTIES LLC	\$3,845	BLD10-00257
7/28/2010	MERIT HOMES, INC.	\$612	BLD08-00080
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$612	BLD08-00088
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$612	BLD08-00090
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$612	BLD08-00092
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$430	BLD08-00093
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$430	BLD08-00093
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$430	BLD08-00094
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$430	BLD08-00094
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$430	BLD08-00095
7/30/2010	PAUL TALBOTT & NORM JACOBSON	\$430	BLD08-00095
8/10/2010	JOHN LEMIRE	\$3,845	BLD10-00258
10/15/2010	MICHAEL POZAR & MICHELLE QUINTON	\$3,845	BLD10-00190
10/22/2010	DENNY SCHOR & SHARON FIELDS	\$2,563	BLD10-00357
11/4/2010	GURLAL & SUKHPAL BRAR	\$3,845	BLD10-00400
11/19/2010	ISOLA FINANCIAL III LLC	\$3,845	BLD10-00408
	subtotal:	\$78,695	

Northeast - Multi-Family/Non-Residential

Attachment A

Date Received	Payer/ApplicantName	Amount Received	Case # (link to P*P)
12/9/2010	MEDINA PARK PLACE LLC	\$26,230	BLD08-00025
subtotal:		\$26,230	
Northwest - Single Family Residential			
1/25/2010	SCOTT ESPING & EVA ESPING	\$3,845	BLD09-00469
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$248)	BLD07-00160
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$430)	BLD07-00161
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$430)	BLD07-00162
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$430)	BLD07-00163
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$430)	BLD07-00164
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$430)	BLD07-00165
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$430)	BLD07-00166
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$430)	BLD07-00167
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$430)	BLD07-00168
3/2/2010	NORTHWEST TOWNHOMES LLC	(\$430)	BLD07-00169
7/23/2010	CHARLES PEACH & MONICA PEACH	\$3,845	BLD10-00136
7/28/2010	NEIL SADIS & CONNIE SADIS	\$3,845	BLD10-00125
11/8/2010	CAMWEST NETTLETON COMMONS LLC	\$3,845	BLD10-00191
subtotal:		\$11,262	
Southwest - Single Family Residential			
1/21/2010	CAMWEST NETTLETON COMMONS LLC	\$2,515	BLD09-00488
2/11/2010	CAMWEST NETTLETON COMMONS LLC	\$2,515	BLD09-00452
3/1/2010	604 12TH AVENUE LLC	\$3,845	BLD09-00505
3/1/2010	CAMWEST NETTLETON COMMONS LLC	\$2,515	BLD10-00044
4/8/2010	CAMWEST NETTLETON COMMONS LLC	\$2,515	BLD10-00101
4/16/2010	CAMWEST DEVELOPMENT	\$2,515	BLD10-00084
4/21/2010	CAMWEST DEVELOPMENT	\$2,515	BLD10-00138
4/29/2010	CAMWEST NETTLETON COMMONS LLC	\$2,515	BLD10-00061
4/29/2010	CAMWEST DEVELOPMENT	\$2,515	BLD10-00075
5/6/2010	CAMWEST NETTLETON COMMONS LLC	\$2,515	BLD10-00166
5/14/2010	CAMWEST NETTLETON COMMONS LLC	\$3,845	BLD10-00036
6/3/2010	CAMWEST NETTLETON COMMONS LLC	\$3,845	BLD10-00170
6/9/2010	CAMWEST NETTLETON COMMONS LLC	\$3,845	BLD10-00172
8/16/2010	NATE BROOLING & JANELLE MILODRAGOV	\$3,845	BLD10-00142
9/10/2010	VLADIMIR ZAYSHLYY	\$3,845	BLD10-00288
subtotal:		\$45,705	
Total Park Impact Fees:		\$161,892	

City of Kirkland
Cumulative Impact Fee Report - Summary
1999-2010

Zone Collected	Amount Collected	
	Transportation	Parks
East		
Multi-Family/Non-Residential	\$1,237,597	\$65,234
Single Family Residential	\$482,148	\$371,272
Subtotal East	\$1,719,745	\$436,506
Northeast		
Multi-Family/Non-Residential	\$1,539,055	\$57,700
Single Family Residential	\$9,660	\$612
Subtotal Northeast	\$1,548,715	\$58,312
Northwest		
Multi-Family/Non-Residential	\$626,071	\$309,986
Single Family Residential	\$264,457	\$251,621
Subtotal Northwest	\$890,528	\$561,607
Southwest		
Multi-Family/Non-Residential	\$1,312,772	\$288,778
Single Family Residential	\$207,812	\$124,839
Subtotal Southwest	\$1,520,584	\$413,617
Total Collected - All Zones	\$5,679,572	\$1,470,042

