



**CITY OF KIRKLAND**  
Department of Finance & Administration  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100  
www.kirklandwa.gov

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## **MEMORANDUM**

**To:** Kurt Triplett, City Manager

**From:** Michael Olson, Director of Finance and Administration  
Carol Wade, Senior Accountant

**Date:** July 9, 2015

**Subject:** 2014 ANNUAL TRANSPORTATION AND PARK IMPACT FEES REPORT

### **RECOMMENDATION:**

Council accepts the 2014 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. On June 1, 2011, the North zone was added due to the annexation of the new neighborhoods.

During 2014, \$2,347,606 in transportation impact fees and \$1,029,793 in park impact fees were collected. Attachment A summarizes the 2014 impact fee collections by zone.

The Southwest zone generated 67% of transportation impact fees and 27% of park impact fees. The largest contribution was the non-residential transportation impact fee payment of \$1,373,400 for phase II of the Google Campus.

The East zone realized the most 2014 single family residential impact fee activity with the North zone a very close second. The two largest single family residential impact fee contributions were from Merit Homes, Inc., for Wisti Lane in the amount of \$126,256 and Burnstead Construction, LLC, for Vintner Ridge in the amount of \$134,147.

Since June 1, 2010, the Kirkland Municipal Code has provided for the optional deferral of impact fees for single family residences until sale of the property rather than at building permit issuance to assist with economic development. The KMC was amended again as of May 7, 2013, extending the deferral date indefinitely. A lien is filed against the title to the property and impact fees are paid upon closing of the sale of property. As of December 31, 2014, the City had 13 applicants who opted to defer transportation impact fees of \$44,313 and park impact fees of \$43,588.

Attachment B is a cumulative report showing total transportation and park impact fees collected by zone since inception. The Southwest zone has received 29% of impact fees to date for a total of \$4,428,651. The new neighborhood North zone has generated \$1,402,312 transportation impact fees and \$876,506 park impact fees for a total of \$2,278,818.

The last three years have seen dramatic increases in impact fee revenue when compared to prior year collections. Please see the summary table below.

<b>Year</b>	<b>Transportation</b>	<b>Parks</b>
<b>2008</b>	\$680,391	200,870
<b>2009</b>	\$382,549	200,850
<b>2010</b>	\$186,076	161,892
<b>2011</b>	\$327,104	230,248
<b>2012</b>	\$1,192,687	690,487
<b>2013</b>	\$1,332,206	714,395
<b>2014</b>	\$2,347,606	1,029,793

Impact fees have been budgeted conservatively in the Capital Improvement Program (CIP) because of the volatility in development activity since impact fees were implemented. The rebound in development activity over the last few years has resulted in the accumulation of reserves. As part of the Kirkland 2035 efforts, staff is in the process of updating the Transportation and Park impact fees charged to new development. The update of the Comprehensive Plan is an ideal time to review impact fees, since the fees are directly related to the levels of service defined in the Transportation and Park elements and impact fees need to be expended consistent with the Capital Facilities Plan element.

Council is expected to adopt revisions to Impact Fee policies and rates by the end of 2015. The new policies will be incorporated into the 2015-2020 CIP, which will be adopted at the same time. Additional uses of Impact Fees to fund projects will be incorporated in the upcoming CIP as the result of revised policies and recent higher revenue trends.

At year-end 2014, the impact fee fund balance after transfers to fund CIP projects and debt was \$5,712,433 (\$3,862,704 for transportation and \$1,849,729 for parks). 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). Note that the Washington State Legislature extended the time period to expend impact fees to ten years from collection date. The City Council amended the Kirkland Municipal Code to reflect that change on September 20, 2011.

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

Year	Project Name (Project Number)	Transportation	Parks
<b>1999 through 2007</b>		\$3,058,680	\$315,000
<b>2008</b>	124th Ave NE Roadway Improvements (CST0059000)	40,000	
	NE 85th St/132nd Ave NE Intersection Improvements (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
<b>2009</b>	NE 120th St 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
<b>2010</b>	No CIP Projects were funded from impact fees		
	Teen Center Debt Service Payment		44,650
	McAuliffe Park Debt Service Payment		229,803
<b>2011</b>	No CIP Projects were funded from impact fees		
	McAuliffe Park Debt Service Payment		97,500
<b>2012</b>	No CIP Projects were funded from impact fees		
	Teen Center Debt Service Payment		40,185
	McAuliffe Park Debt Service Payment		100,000
<b>2013</b>	100th Ave/NE 132nd Intersection Improvements (CTR0083000)	350,000	
	Teen Center Debt Service Payment		44,650
	McAuliffe Park Debt Service Payment		251,492
<b>2014</b>	6th St/Kirkland Way Traffic Signal (CTR0065000)	1,200,550	
	100th Ave/NE 132nd Intersection Improvements (CTR0083000)	350,000	
	Teen Center Debt Service Payment		49,115
	McAuliffe Park Debt Service Payment		243,380
<b>Total impact fee revenues transferred to projects through 2014 *</b>		<b>\$7,447,230</b>	<b>\$2,412,463</b>
	Impact fees collected through 2014	10,879,174	4,134,965
	Interest accrued through 2014	430,760	127,227
<b>Total impact fee collections and interest</b>		<b>\$11,309,934</b>	<b>\$4,262,192</b>
<b>Impact fee balance</b>		<b>\$3,862,704</b>	<b>\$1,849,729</b>

\* Includes transfer of interest on impact fee balances

### Attachments (3)

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

**City of Kirkland**  
**2014 Impact Fee Report - Summary**

Zone Collected	Amount Collected	
	Transportation	Parks
<b>East</b>		
Multi-Family/Non-Residential	\$12,206	\$0
Single Family Residential	\$220,752	\$225,093
<b>Subtotal East</b>	<b>\$232,958</b>	<b>\$225,093</b>
<b>North</b>		
Multi-Family/Non-Residential	\$2,511	\$0
Single Family Residential	\$204,984	\$229,042
<b>Subtotal North</b>	<b>\$207,495</b>	<b>\$229,042</b>
<b>Northeast</b>		
Multi-Family/Non-Residential	\$5,325	\$0
<b>Subtotal Northeast</b>	<b>\$5,325</b>	<b>\$0</b>
<b>Northwest</b>		
Multi-Family/Non-Residential	\$258,682	\$224,271
Single Family Residential	\$69,990	\$70,470
<b>Subtotal Northwest</b>	<b>\$328,672</b>	<b>\$294,741</b>
<b>Southwest</b>		
Multi-Family/Non-Residential	\$1,510,085	\$217,733
Single Family Residential	\$63,072	\$63,184
<b>Subtotal Southwest</b>	<b>\$1,573,157</b>	<b>\$280,917</b>
<b>Total Collected - All Zone</b>	<b>\$2,347,606</b>	<b>\$1,029,793</b>

City of Kirkland

**Transportation Impact Fee Tracking - 2014 Revenue**

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
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**East - Multi-Family/Non-Residential**

1/15/2014	GARY NASH	\$10,690	BNR13-01793
4/24/2014	COURTER CORPORATE GROUP	\$1,516	BNR14-02109
<b>subtotal:</b>		<b>\$12,206</b>	

**East - Single Family Residential**

1/13/2014	QUADRANT HOMES	\$3,942	BSF13-06433
1/16/2014	QUADRANT HOMES	\$3,942	BSF13-03198
1/16/2014	QUADRANT HOMES	\$3,942	BSF13-03398
2/11/2014	MERIT HOMES INC	\$3,942	BSF13-02755
2/11/2014	MERIT HOMES INC	\$3,942	BSF13-02761
2/11/2014	MERIT HOMES INC	\$3,942	BSF13-02762
2/11/2014	WISTI LANE LLC	\$3,942	BSF13-02764
2/18/2014	QUADRANT HOMES	\$3,942	BSF13-04591
2/27/2014	KAREN ERICKSON	\$3,942	BSF13-06207
3/12/2014	TIMOTHY LUCAS	\$3,942	BSF13-06122
3/12/2014	THE QUADRANT CORPORATION	\$3,942	BSF13-06486
3/17/2014	MERIT HOMES INC	\$3,942	BSF13-05656
3/17/2014	MERIT HOMES INC	\$3,942	BSF13-05657
3/17/2014	MERIT HOMES INC	\$3,942	BSF13-05658
3/21/2014	WISTI LANE LLC	\$3,942	BSF13-02768
3/21/2014	WISTI LANE LLC	\$3,942	BSF13-02770
4/14/2014	MURRAY FRANKLIN FAMILY OF C	\$3,942	BSF14-00029
5/19/2014	COUNTRYCRAFT HOMES LLC	\$3,942	BSF14-01680
6/2/2014	MERIT HOMES INC	\$3,942	BSF13-02692
6/2/2014	MERIT HOMES INC	\$3,942	BSF13-02695
6/2/2014	MERIT HOMES INC	\$3,942	BSF13-02696
6/9/2014	QUADRANT CORPORATION	\$3,942	BSF14-01502
6/9/2014	QUADRANT CORPORATION	\$3,942	BSF14-02556
6/19/2014	COUNTRY CRAFT HOMES, LLC	\$3,942	BSF14-01991
7/3/2014	THE QUADRANT CORPORATION	\$3,942	BSF14-01535
7/15/2014	THE QUADRANT CORPORATION	\$3,942	BSF14-01563
7/21/2014	THE QUADRANT CORPORATION	\$3,942	BSF14-03594
7/22/2014	MERIT HOMES INC	\$3,942	BSF13-02694

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
7/30/2014	STEELE HOMES INC	\$3,942	BSF13-07025
7/31/2014	BAHARAK JAMALEDDIN	\$3,942	BSF14-03567
7/31/2014	BDR CONSTRUCTION LLC	\$3,942	BSF14-03587
8/13/2014	MERIT HOMES INC	\$3,942	BSF13-02693
8/13/2014	WISTI LANE LLC	\$3,942	BSF13-02765
8/15/2014	DGR DEVELOPMENT	\$3,942	BSF14-02835
8/22/2014	STEELE HOMES INC	\$3,942	BSF13-07037
9/18/2014	CHG SF LLC	\$3,942	BSF14-03961
9/22/2014	THE QUADRANT CORPORATION	\$3,942	BSF14-01493
9/26/2014	OAKVIEW HOMES LLC	\$3,942	BSF14-04433
9/26/2014	OAKVIEW HOMES LLC	\$11	BSF14-04731
9/26/2014	OAKVIEW HOMES LLC	\$3,931	BSF14-04731
10/7/2014	MERIT HOMES INC	\$3,942	BSF14-02248
10/9/2014	CHRISTOPHER AND MELISSA WE	\$3,942	BSF14-04371
10/16/2014	CHG SF LLC	\$3,942	BSF14-05892
10/16/2014	CHG SF LLC	\$3,942	BSF14-05894
10/24/2014	HIGHPOINT INVESTMENTS LLC	\$3,942	BSF14-04750
10/27/2014	CHG SF LLC	\$3,942	BSF14-05895
10/27/2014	CHG SF LLC	\$3,942	BSF14-05940
10/28/2014	MERIT HOMES INC	\$3,942	BSF14-02430
11/25/2014	7931 233RD PL NE HIGHPOINT INV	\$3,942	BSF14-06186
12/4/2014	MERIT HOMES INC	\$3,942	BSF14-03805
12/4/2014	MERIT HOMES INC	\$3,942	BSF14-03807
12/12/2014	SUMMER BREAK LLC	\$3,942	BSF14-05267
12/17/2014	TERRENE AT ROSE HILL LLC	\$3,942	BSF14-06136
12/17/2014	DGR DEVELOPMENT INC	\$3,942	BSF14-06422
12/30/2014	MERIT HOMES INC	\$3,942	BSF14-04753
12/30/2014	CHG SF LLC	\$3,942	BSF14-05942
12/30/2014	CHG SF LLC	\$3,942	BSF14-05944
<b>subtotal:</b>		<b>\$220,752</b>	

<b>North - Multi-Family/Non-Residential</b>
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2/13/2014	SEAWEST INVESTMENT ASSOCIA	\$2,511	BNR13-03797
<b>subtotal:</b>		<b>\$2,511</b>	

<b>North - Single Family Residential</b>
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1/7/2014	WINSON INVESTMENT LLC	\$3,942	BSF13-05223
1/10/2014	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03486

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
1/10/2014	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03487
1/16/2014	JOHN BUCHAN HOMES LLC	\$3,942	BSF13-05925
2/6/2014	WILLIAM E. BUCHAN INC	\$3,942	BSF13-06854
2/14/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-00373
2/14/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-00374
2/20/2014	GREG & SHANNON SEILER	\$3,942	BSF13-05518
2/20/2014	GRZEGORZ & ILONA SWIATEK	\$3,942	BSF13-06889
2/21/2014	GARG NAVEEN	\$3,942	BSF13-01943
3/3/2014	RICK GLOVER 13717 90TH LLC	\$3,942	BSF13-01766
3/6/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-00730
3/11/2014	WILLIAM E BUCHAN INC	\$3,942	BSF14-00073
3/14/2014	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03489
3/14/2014	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03490
3/19/2014	SANTO CRISCUOLO	\$3,942	BSF13-07168
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-01039
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-01221
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-01326
4/7/2014	RANDALL TERASHIMA & MARY TE	\$3,942	BSF13-06325
4/17/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-01539
5/16/2014	WILLIAM E BUCHAN INC	\$3,942	BSF14-01289
5/20/2014	JOHN MORGAN	\$3,942	BSF14-00131
5/22/2014	PANORAMA ESTATES LLC	\$3,942	BSF14-01329
5/28/2014	COLD CREEK HOMES INC	\$3,942	BSF14-01492
6/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-02809
6/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-02847
6/20/2014	DAVE KRIEG	\$3,942	BSF14-01254
7/9/2014	JOHN BUCHAN HOMES LLC	\$3,942	BSF14-02404
7/15/2014	PANORAMA ESTATES LLC	\$3,942	BSF14-02642
7/25/2014	WILLIAM ZAVALES	\$3,942	BLD11-00437
8/1/2014	HANN HOMES LLC	\$3,942	BSF14-03150
8/11/2014	JOHN BUCHAN HOMES LLC	\$3,942	BSF14-03070
8/15/2014	80TH ST LLC	\$3,942	BSF14-00500
9/4/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-03528
9/4/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-04594
9/11/2014	WILLIAM E. BUCHAN	\$3,942	BSF14-04113
9/12/2014	HANN HOMES LLC	\$3,942	BSF14-03192
9/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-04778
9/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-04811

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
10/9/2014	STEPHEN WONG	\$3,942	BSF14-04668
10/24/2014	JOHN BUCHAN HOMES LLC	\$3,942	BSF14-04772
11/10/2014	LASA CONSTRUCTION	\$1,800	BSF14-04954
11/10/2014	LASA CONSTRUCTION	\$2,142	BSF14-04954
11/12/2014	WILLIAM E BUCHAN INC	\$3,942	BSF14-05716
11/13/2014	PANORAMA ESTATES LLC	(\$3,942)	BSF13-04845
11/13/2014	HAMISH ANDERSON CUSTOM HO	\$3,942	BSF14-00683
11/26/2014	MILL CREEK, WA TWO-THIRTEEN	\$3,942	BSF14-01948
12/3/2014	HANN HOMES LLC	\$3,942	BSF14-05043
12/9/2014	BUCHAN, WILLIAM E INC	\$3,942	BSF14-06222
12/12/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-06548
12/12/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-06712
12/22/2014	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF14-04154
12/22/2014	WALTER PISCO	\$3,942	BSF14-06256
12/29/2014	STEVE BURNSTEAD CONSTRUCTI	\$3,942	BSF14-06608
<b>subtotal:</b>		<b>\$204,984</b>	

#### **Northeast - Multi-Family/Non-Residential**

7/1/2014	RC 124TH LLC	\$4,623	BNR14-02467
8/7/2014	EASTSIDE HOLDINGS LLC	\$702	BNR14-02586
<b>subtotal:</b>		<b>\$5,325</b>	

#### **Northwest - Multi-Family/Non-Residential**

1/23/2014	CLARK PROPERTIES, LLC	\$34,111	BNR13-04519
5/2/2014	EPICUREAN ASSOC. INC.	\$81,018	BMU13-05769
5/2/2014	EPICUREAN ASSOC. INC.	\$17,644	BMU13-05769
5/2/2014	EPICUREAN ASSOC. INC.	\$11,408	BMU13-05769
5/2/2014	EPICUREAN ASSOC. INC.	\$76,000	BMU13-05769
9/15/2014	JUANITA VILLAGE R5P2 INVESTM	\$38,501	BNR14-01116
<b>subtotal:</b>		<b>\$258,682</b>	

#### **Northwest - Single Family Residential**

3/19/2014	TERRENE AT KIRKLAND HIGHLAN	\$3,942	BSF13-07396
3/21/2014	20TH AVE GREENBANK DEVELOP	\$3,942	BSF14-00109
4/1/2014	LEXINGTON DEVELOPMENT INC	\$3,942	BSF13-06722
4/1/2014	LEXINGTON DEVELOPMENT INC	\$3,942	BSF13-06779
4/23/2014	DUKE GOSS	\$3,942	BSF14-00832
5/22/2014	ICHIJO USA CO LTD	\$3,942	BSF14-00844
6/11/2014	TOM AND JAN REICHERT	(\$3,942)	BSF13-01637

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
6/27/2014	BDR CONSTRUCTION LLC	\$2,976	BSF14-01869
8/11/2014	STEVEN D & TRACY A BATES	\$3,942	BSF14-03133
8/13/2014	KEN DAVIDSON	\$3,942	BSF14-03636
10/2/2014	DJTT HOLDINGS LLC	\$3,942	BSF14-04050
10/9/2014	KEN DAVIDSON	\$3,942	BSF14-00915
10/22/2014	BDR CONSTRUCTION LLC	\$3,942	BSF14-05111
10/30/2014	JOEL & DANU MCQUADE	\$3,942	BSF14-03727
11/18/2014	PRATEEK & NAVJOT VIRK JETLY	\$3,942	BSF14-03524
12/11/2014	GEORGE RUDIGER	\$3,942	BSF14-05300
12/11/2014	GEORGE RUDIGER	\$3,942	BSF14-05306
12/16/2014	BENJAMIN RYAN COMMUNITIES L	\$3,942	BSF13-07495
12/18/2014	BDR KIRKLAND II, LLC	\$3,942	BSF14-05093
12/18/2014	RICHARD ALTIG	\$3,942	BSF14-07086
<b>subtotal:</b>		<b>\$69,990</b>	

#### Southwest - Multi-Family/Non-Residential

2/24/2014	SCHOOL PROPERTY, LLC	\$21,500	BNR13-02532
3/14/2014	RICHARD LERZ	\$3,777	BNR13-03809
7/2/2014	4TH & CENTRAL LP	\$72,682	BMU13-06154
7/2/2014	4TH & CENTRAL LP	\$8,878	BMU13-06154
8/13/2014	KTOD LLC	\$17,420	BMF12-03725
9/26/2014	SGM PROPERTIES LLC	\$1,373,400	BNR13-03493
11/13/2014	ELG LLC C/O PC MANAGEMENT	\$12,428	BNR14-04751
<b>subtotal:</b>		<b>\$1,510,085</b>	

#### Southwest - Single Family Residential

1/2/2014	SG LAND GROUP LLC	\$3,942	BSF13-06837
1/22/2014	SERGEY MELNIK	\$3,942	BSF13-04550
2/4/2014	TOLL WA LP	\$3,942	BSF13-05885
2/14/2014	AMEYA KARVIR	\$3,942	BSF13-06775
3/20/2014	SAPPHIRE HOMES INC	\$3,942	BSF13-06053
4/1/2014	DAVE KLINE D.D. KLINE INC.	\$3,942	BSF13-03396
5/5/2014	GREENBANK DEVELOPMENT, LLC	\$3,942	BSF14-00383
5/7/2014	JEFFREY EDWARDS	\$3,942	BSF13-06586
5/15/2014	MATTHEW MOSER	\$3,942	BSF13-05521
5/15/2014	TERRENE AT NE 53RD ST LLC	\$3,942	BSF14-01178
6/17/2014	DD KLINE INC	\$3,942	BSF14-02108
6/20/2014	SERENA CONSTRUCTION	\$3,942	BSF14-02063

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
9/11/2014	TOLL BROS INC	\$3,942	BSF14-02330
9/18/2014	MARY D BROWN	\$3,942	BSF14-03758
10/16/2014	STEVE BURNSTEAD CONSTRUCTI	\$3,942	BSF14-04178
10/29/2014	ADAM & SALIANA BENZION	(\$3,942)	BSF13-02590
11/14/2014	DENNIS & CATHY MARTIN	\$3,942	BSF14-03218
11/17/2014	PETE GRANGER INC	\$3,942	BSF14-02583
		<b>subtotal:</b>	
		<b>\$63,072</b>	
<b>Total Transportation Impact Fees:</b>		<b>\$2,347,606</b>	

# City of Kirkland

## Park Impact Fee Tracking - 2014 Revenue

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
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<b>East - Single Family Residential</b>
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1/13/2014	QUADRANT HOMES	\$3,949	BSF13-06433
1/16/2014	QUADRANT HOMES	\$3,949	BSF13-03198
1/16/2014	QUADRANT HOMES	\$3,949	BSF13-03398
2/11/2014	MERIT HOMES INC	\$3,949	BSF13-02755
2/11/2014	MERIT HOMES INC	\$3,949	BSF13-02761
2/11/2014	MERIT HOMES INC	\$3,949	BSF13-02762
2/11/2014	WISTI LANE LLC	\$3,949	BSF13-02764
2/18/2014	QUADRANT HOMES	\$3,949	BSF13-04591
2/27/2014	KAREN ERICKSON	\$3,949	BSF13-06207
3/12/2014	TIMOTHY LUCAS	\$3,949	BSF13-06122
3/12/2014	THE QUADRANT CORPORATION	\$3,949	BSF13-06486
3/17/2014	MERIT HOMES INC	\$3,949	BSF13-05656
3/17/2014	MERIT HOMES INC	\$3,949	BSF13-05657
3/17/2014	MERIT HOMES INC	\$3,949	BSF13-05658
3/21/2014	WISTI LANE LLC	\$3,949	BSF13-02768
3/21/2014	WISTI LANE LLC	\$3,949	BSF13-02770
4/14/2014	MURRAY FRANKLIN FAMILY OF C	\$3,949	BSF14-00029
5/19/2014	COUNTRYCRAFT HOMES LLC	\$3,949	BSF14-01680
5/30/2014	CCAS PROPERTY	\$3,949	BSF14-01011
6/2/2014	MERIT HOMES INC	\$3,949	BSF13-02692
6/2/2014	MERIT HOMES INC	\$3,949	BSF13-02695
6/2/2014	MERIT HOMES INC	\$3,949	BSF13-02696
6/9/2014	QUADRANT CORPORATION	\$3,949	BSF14-01502
6/9/2014	QUADRANT CORPORATION	\$3,949	BSF14-02556
6/19/2014	COUNTRY CRAFT HOMES, LLC	\$3,949	BSF14-01991
7/3/2014	THE QUADRANT CORPORATION	\$3,949	BSF14-01535
7/15/2014	THE QUADRANT CORPORATION	\$3,949	BSF14-01563
7/21/2014	THE QUADRANT CORPORATION	\$3,949	BSF14-03594
7/22/2014	MERIT HOMES INC	\$3,949	BSF13-02694
7/30/2014	STEELE HOMES INC	\$3,949	BSF13-07025
7/31/2014	BAHARAK JAMALEDDIN	\$3,949	BSF14-03567
7/31/2014	BDR CONSTRUCTION LLC	\$3,949	BSF14-03587
8/13/2014	MERIT HOMES INC	\$3,949	BSF13-02693

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
8/13/2014	WISTI LANE LLC	\$3,949	BSF13-02765
8/15/2014	DGR DEVELOPMENT	\$3,949	BSF14-02835
8/22/2014	STEELE HOMES INC	\$3,949	BSF13-07037
9/18/2014	CHG SF LLC	\$3,949	BSF14-03961
9/22/2014	THE QUADRANT CORPORATION	\$3,949	BSF14-01493
9/26/2014	OAKVIEW HOMES LLC	\$3,949	BSF14-04433
9/26/2014	OAKVIEW HOMES LLC	\$3,949	BSF14-04731
10/7/2014	MERIT HOMES INC	\$3,949	BSF14-02248
10/9/2014	CHRISTOPHER AND MELISSA WE	\$3,949	BSF14-04371
10/16/2014	CHG SF LLC	\$3,949	BSF14-05892
10/16/2014	CHG SF LLC	\$3,949	BSF14-05894
10/24/2014	HIGHPOINT INVESTMENTS LLC	\$3,949	BSF14-04750
10/27/2014	CHG SF LLC	\$3,949	BSF14-05895
10/27/2014	CHG SF LLC	\$3,949	BSF14-05940
10/28/2014	MERIT HOMES INC	\$3,949	BSF14-02430
11/25/2014	7931 233RD PL NE HIGHPOINT INV	\$3,949	BSF14-06186
12/4/2014	MERIT HOMES INC	\$3,949	BSF14-03805
12/4/2014	MERIT HOMES INC	\$3,949	BSF14-03807
12/12/2014	SUMMER BREAK LLC	\$3,949	BSF14-05267
12/17/2014	TERRENE AT ROSE HILL LLC	\$3,949	BSF14-06136
12/17/2014	DGR DEVELOPMENT INC	\$3,949	BSF14-06422
12/30/2014	MERIT HOMES INC	\$3,949	BSF14-04753
12/30/2014	CHG SF LLC	\$3,949	BSF14-05942
12/30/2014	CHG SF LLC	\$3,949	BSF14-05944
<b>subtotal:</b>		<b>\$225,093</b>	

<b>North - Single Family Residential</b>
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1/7/2014	WINSON INVESTMENT LLC	\$3,949	BSF13-05223
1/10/2014	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03486
1/10/2014	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03487
1/16/2014	JOHN BUCHAN HOMES LLC	\$3,949	BSF13-05925
2/6/2014	WILLIAM E. BUCHAN INC	\$3,949	BSF13-06854
2/14/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-00373
2/14/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-00374
2/20/2014	GREG & SHANNON SEILER	\$3,949	BSF13-05518
2/20/2014	GRZEGORZ & ILONA SWIATEK	\$3,949	BSF13-06889
2/21/2014	GARG NAVEEN	\$3,949	BSF13-01943
3/3/2014	RICK GLOVER 13717 90TH LLC	\$3,949	BSF13-01766

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
3/6/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-00730
3/11/2014	WILLIAM E BUCHAN INC	\$3,949	BSF14-00073
3/14/2014	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03489
3/14/2014	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03490
3/19/2014	SANTO CRISCUOLO	\$3,949	BSF13-07168
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-01039
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-01221
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-01326
4/7/2014	RANDALL TERASHIMA & MARY TE	\$3,949	BSF13-06325
4/17/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-01539
5/16/2014	WILLIAM E BUCHAN INC	\$3,949	BSF14-01289
5/20/2014	JOHN MORGAN	\$3,949	BSF14-00131
5/22/2014	PANORAMA ESTATES LLC	\$3,949	BSF14-01329
5/28/2014	COLD CREEK HOMES INC	\$3,949	BSF14-01492
6/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-02809
6/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-02847
6/20/2014	DAVE KRIEG	\$3,949	BSF14-01254
7/9/2014	JOHN BUCHAN HOMES LLC	\$3,949	BSF14-02404
7/15/2014	PANORAMA ESTATES LLC	\$3,949	BSF14-02642
7/25/2014	WILLIAM ZAVALLES	\$3,949	BLD11-00437
8/1/2014	HANN HOMES LLC	\$3,949	BSF14-03150
8/11/2014	JOHN BUCHAN HOMES LLC	\$3,949	BSF14-03070
8/15/2014	80TH ST LLC	\$3,949	BSF14-00500
9/4/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-03528
9/4/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-04594
9/11/2014	WILLIAM E. BUCHAN	\$3,949	BSF14-04113
9/12/2014	HANN HOMES LLC	\$3,949	BSF14-03192
9/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-04778
9/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-04811
10/9/2014	STEPHEN WONG	\$3,949	BSF14-04668
10/22/2014	TOLL BROS INC	\$3,949	BSF14-03553
10/24/2014	JOHN BUCHAN HOMES LLC	\$3,949	BSF14-04772
10/31/2014	TOLL WA LP	\$3,949	BSF14-04192
11/10/2014	LASA CONSTRUCTION	\$3,949	BSF14-04954
11/12/2014	WILLIAM E BUCHAN INC	\$3,949	BSF14-05716
11/13/2014	PANORAMA ESTATES LLC	(\$3,949)	BSF13-04845
11/13/2014	HAMISH ANDERSON CUSTOM HO	\$3,949	BSF14-00683
11/20/2014	TOLL WA LP	\$3,949	BSF14-03469

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
11/26/2014	MILL CREEK, WA TWO-THIRTEEN	\$3,949	BSF14-01948
12/3/2014	HANN HOMES LLC	\$3,949	BSF14-05043
12/9/2014	BUCHAN, WILLIAM E INC	\$3,949	BSF14-06222
12/12/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-06548
12/12/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-06712
12/16/2014	TOLL WA LP	\$3,949	BSF14-04186
12/17/2014	9720 NE 120TH PL TOLL WA LP	\$3,949	BSF14-05715
12/22/2014	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF14-04154
12/22/2014	WALTER PISCO	\$3,949	BSF14-06256
12/26/2014	9720 NE 120TH PL TOLL WA LP	\$3,949	BSF14-03570
12/29/2014	STEVE BURNSTEAD CONSTRUCTI	\$3,949	BSF14-06608
<b>subtotal:</b>		<b>\$229,042</b>	

<b>Northwest - Multi-Family/Non-Residential</b>
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5/2/2014	EPICUREAN ASSOC. INC.	\$132,223	3MU13-05769
5/2/2014	EPICUREAN ASSOC. INC.	\$27,923	3MU13-05769
5/2/2014	EPICUREAN ASSOC. INC.	\$64,125	3MU13-05769
<b>subtotal:</b>		<b>\$224,271</b>	

<b>Northwest - Single Family Residential</b>
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3/19/2014	TERRENE AT KIRKLAND HIGHLAN	\$3,949	BSF13-07396
3/21/2014	20TH AVE GREENBANK DEVELOP	\$3,949	BSF14-00109
4/1/2014	LEXINGTON DEVELOPMENT INC	\$3,949	BSF13-06722
4/1/2014	LEXINGTON DEVELOPMENT INC	\$3,949	BSF13-06779
4/23/2014	DUKE GOSS	\$3,949	BSF14-00832
5/22/2014	ICHIJO USA CO LTD	\$3,949	BSF14-00844
6/11/2014	TOM AND JAN REICHERT	(\$3,949)	BSF13-01637
6/27/2014	BDR CONSTRUCTION LLC	\$3,337	BSF14-01869
8/11/2014	STEVEN D & TRACY A BATES	\$3,949	BSF14-03133
8/13/2014	KEN DAVIDSON	\$3,949	BSF14-03636
10/2/2014	DJTT HOLDINGS LLC	\$3,949	BSF14-04050
10/9/2014	KEN DAVIDSON	\$3,949	BSF14-00915
10/22/2014	BDR CONSTRUCTION LLC	\$3,949	BSF14-05111
10/30/2014	JOEL & DANU MCQUADE	\$3,949	BSF14-03727
11/18/2014	PRATEEK & NAVJOT VIRK JETLY	\$3,949	BSF14-03524
12/11/2014	GEORGE RUDIGER	\$3,949	BSF14-05300
12/11/2014	GEORGE RUDIGER	\$3,949	BSF14-05306
12/16/2014	BENJAMIN RYAN COMMUNITIES L	\$3,949	BSF13-07495

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
12/18/2014	BDR KIRKLAND II, LLC	\$3,949	BSF14-05093
12/18/2014	RICHARD ALTIG	\$3,949	BSF14-07086
	<b>subtotal:</b>	<b>\$70,470</b>	
<b>Southwest - Multi-Family/Non-Residential</b>			
7/2/2014	4TH & CENTRAL LP	\$188,559	3MU13-06154
8/13/2014	KTOD LLC	\$29,174	BMF12-03725
	<b>subtotal:</b>	<b>\$217,733</b>	
<b>Southwest - Single Family Residential</b>			
1/2/2014	SG LAND GROUP LLC	\$3,949	BSF13-06837
1/22/2014	SERGEY MELNIK	\$3,949	BSF13-04550
2/4/2014	TOLL WA LP	\$3,949	BSF13-05885
2/14/2014	AMEYA KARVIR	\$3,949	BSF13-06775
3/20/2014	SAPPHIRE HOMES INC	\$3,949	BSF13-06053
4/1/2014	DAVE KLINE D.D. KLINE INC.	\$3,949	BSF13-03396
5/5/2014	GREENBANK DEVELOPMENT, LLC	\$3,949	BSF14-00383
5/7/2014	JEFFREY EDWARDS	\$3,949	BSF13-06586
5/15/2014	MATTHEW MOSER	\$3,949	BSF13-05521
5/15/2014	TERRENE AT NE 53RD ST LLC	\$3,949	BSF14-01178
6/17/2014	DD KLINE INC	\$3,949	BSF14-02108
6/20/2014	SERENA CONSTRUCTION	\$3,949	BSF14-02063
9/11/2014	TOLL BROS INC	\$3,949	BSF14-02330
9/18/2014	MARY D BROWN	\$3,949	BSF14-03758
10/16/2014	STEVE BURNSTEAD CONSTRUCTI	\$3,949	BSF14-04178
10/29/2014	ADAM & SALIANA BENZION	(\$3,949)	BSF13-02590
11/14/2014	DENNIS & CATHY MARTIN	\$3,949	BSF14-03218
11/17/2014	PETE GRANGER INC	\$3,949	BSF14-02583
	<b>subtotal:</b>	<b>\$63,184</b>	
<b>Total Park Impact Fees:</b>		<b>\$1,029,793</b>	

## City of Kirkland Cumulative Impact Fee Report - Summary

1999-2014

Zone Collected	Amount Collected	
	Transportation	Parks
<b>East</b>		
Multi-Family/Non-Residential	\$1,850,659	\$336,854
Single Family Residential	\$942,888	\$840,876
<b>Subtotal East</b>	<b>\$2,793,547</b>	<b>\$1,177,730</b>
<b>North</b>		
Multi-Family/Non-Residential	\$559,177	\$12,575
Single Family Residential	\$843,136	\$863,931
<b>Subtotal North</b>	<b>\$1,402,312</b>	<b>\$876,506</b>
<b>Northeast</b>		
Multi-Family/Non-Residential	\$1,636,467	\$57,700
Single Family Residential	\$13,485	\$4,457
<b>Subtotal Northeast</b>	<b>\$1,649,952</b>	<b>\$62,157</b>
<b>Northwest</b>		
Multi-Family/Non-Residential	\$1,032,703	\$545,007
Single Family Residential	\$524,870	\$520,703
<b>Subtotal Northwest</b>	<b>\$1,557,573</b>	<b>\$1,065,710</b>
<b>Southwest</b>		
Multi-Family/Non-Residential	\$2,973,279	\$521,127
Single Family Residential	\$502,511	\$431,735
<b>Subtotal Southwest</b>	<b>\$3,475,789</b>	<b>\$952,862</b>
<b>Total Collected - All Zone</b>	<b>\$10,879,174</b>	<b>\$4,134,965</b>

