



CITY OF KIRKLAND
Department of Finance & Administration
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www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

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

Date: July 21, 2014

Subject: 2013 ANNUAL TRANSPORTATION AND PARK IMPACT FEES REPORT

RECOMMENDATION:

City Council accepts the 2013 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. The North zone was added due to the annexation of the new neighborhoods on June 1, 2011.

During 2013, \$1,332,206 in transportation impact fees and \$714,395 in park impact fees were collected. Attachment A summarizes the 2013 impact fee collections by zone.

The majority of 2013 activity occurred in the North zone, generating 70% of transportation impact fees and 60% of park impact fees. The two largest non-residential transportation impact fee payments are located in this zone: O'Brien Kirkland Properties LLC paid \$318,585 for a 91,731 square foot Toyota auto dealership building and Fairfax Hospital paid \$181,078 for a 60 bed, two story addition.

The North zone also contributed 62% of the 2013 single family residential impact fees. Select Homes, Inc., Parhaniemi Estates, was the largest contributor with \$67,014 for transportation impact fees and \$67,133 for park impact fees.

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, 2013, the City had 14 applicants who opted to defer transportation impact fees of \$55,188 and park impact fees of \$55,286.

Attachment B is a cumulative report showing total transportation and park impact fees collected by zone since inception. The East zone has collected 30% of impact fees to date for a total of \$3,513,226. The new neighborhood North zone has generated impact fees in the amount of \$1,842,281 (\$1,194,817 for transportation and \$647,464 for parks).

Both 2013 and 2012 impact fee revenues increased dramatically when compared to collections for prior years. Please see the summary table below.

Year	Transportation	Parks
2007	\$613,567	\$108,400
2008 *	\$680,391	\$200,870
2009	\$382,549	\$200,850
2010	\$186,076	\$161,892
2011	\$327,104	\$230,248
2012	\$1,192,687	\$690,487
2013	\$1,332,206	\$714,395

* Effective 02/01/08, impact fees increased substantially following a rate study completed in 2007

Impact fees have been budgeted conservatively in the Capital Improvement Program (CIP) because of the drop in development activity during the recession. To the extent that these revenues exceed the budgeted needs, the additional revenues are being held aside in anticipation of the needs that will be identified through the Comprehensive Plan process and other master plan updates. Allocation of these funds will be part of the CIP process in 2015.

At year-end 2013, the impact fee fund balance after transfers to fund CIP projects and debt was \$4,167,385 (\$3,057,782 for transportation and \$1,109,603 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
1999 through 2006		\$2,659,761	\$160,000
2007	124th Ave NE Roadway Improvements (CST0059000)	89,919	
	NE 120th St Roadway Extension (CST0057000)	309,000	
	Heritage Park Development (CPK0095000)		155,000
2008	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
2009	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
2010	No CIP Projects were funded from impact fees		
	Teen Center Debt Service Payment		44,650
	McAuliffe Park Debt Service Payment		229,803
2011	No CIP Projects were funded from impact fees		
	McAuliffe Park Debt Service Payment		97,500
2012	No CIP Projects were funded from impact fees		
	Teen Center Debt Service Payment		40,185
	McAuliffe Park Debt Service Payment		100,000
2013	100th Ave/NE 132nd Intersection Improvements (CTR0083000)	350,000	
	Teen Center Debt Service Payment		44,650
	McAuliffe Park Debt Service Payment		251,492
Total impact fee revenues transferred to projects through 2013 *		\$5,896,680	\$2,119,968
Impact fees collected through 2013		8,531,568	3,105,172
Interest accrued through 2013		422,894	124,399
Total impact fee collections and interest		\$8,954,462	\$3,229,571
Impact fee balance		\$3,057,782	\$1,109,603

* Includes transfer of interest on impact fee balances

Upcoming Impact Fee Updates

Transportation and Parks

As part of the Kirkland 2035 planning effort, the Transportation Master Plan (TMP) and Parks, Recreation, and Open Space Plan (PROS) will be updated. The results of these updates will be incorporated into the Capital Facilities element of the Comprehensive Plan, which forms the basis for the Transportation and Parks impact fees. The updated Comprehensive Plan is expected to be adopted in 2015.

As part of the 2013-2014 budget, a service package was approved to update the Transportation and Parks impact fees. A preliminary evaluation of impact fees is underway as part of the draft plans. The evaluations will be updated in 2015 based on the adopted plans and the Capital Facilities Plan, the results of which will be brought forward for City Council consideration.

School Impact Fees

Lake Washington School District (LWSD) recently provided the City of Kirkland with its 6-year Capital Facilities Plan, which includes an updated school impact fee calculation indicating an increase from \$6,302 to \$9,623 for each single family residence. The City Council would need to take a formal action to enact an increase to the school impact fee and staff is in communication with LWSD to determine their timetable for presenting the request to the City Council. More information will be provided at future Council meetings.

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
2013 Impact Fee Report - Summary

Zone Collected	Amount Collected	
	Transportation	Parks
East		
Single Family Residential	\$75,513	\$75,331
Subtotal East	\$75,513	\$75,331
North		
Multi-Family/Non-Residential	\$499,662	\$0
Single Family Residential	\$426,824	\$427,259
Subtotal North	\$926,486	\$427,259
Northeast		
Multi-Family/Non-Residential	\$55,060	\$0
Subtotal Northeast	\$55,060	\$0
Northwest		
Multi-Family/Non-Residential	\$16,103	\$0
Single Family Residential	\$82,731	\$88,584
Subtotal Northwest	\$98,834	\$88,584
Southwest		
Multi-Family/Non-Residential	\$82,743	\$7,071
Single Family Residential	\$93,571	\$116,150
Subtotal Southwest	\$176,313	\$123,221
Total Collected - All Zone	\$1,332,206	\$714,395

City of Kirkland

Transportation Impact Fee Tracking - 2013 Revenue

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

1/2/2013	DGR DEVELOPMENT	\$3,825	BSF12-04085
2/25/2013	BRIAN THORPE	\$966	BLD11-00099
4/8/2013	OAKVIEW HOMES LLC	\$3,942	BSF13-00866
4/25/2013	DGR DEVELOPMENT INC	\$3,942	BSF13-01448
5/17/2013	SG LAND GROUP LLC	\$3,942	BSF13-02166
5/20/2013	NATURAL & BUILT ENVIRONMENT	\$3,825	BLD11-00656
8/13/2013	MERIT HOMES INC	\$3,942	BSF13-02689
8/13/2013	MERIT HOMES INC	\$702	BSF13-02759
8/13/2013	MERIT HOMES INC	\$3,240	BSF13-02759
8/16/2013	MERIT HOMES INC	\$3,942	BSF13-02757
8/27/2013	OAKVIEW HOMES LLC	\$3,942	BSF13-03437
9/3/2013	KURTIS HOLMES	\$3,825	BSF12-02769
9/5/2013	WISTI LANE LLC	\$3,942	BSF13-02697
9/10/2013	MICHAEL SMITH	\$3,942	BSF13-02782
9/19/2013	EE-NA ENTERPRISES	\$3,942	BSF13-02223
10/11/2013	DAVE MAIN CREATIVE HOME PAR	\$3,942	BSF13-01924
10/14/2013	ANDREW MICHAEL CONSTRUCTI	\$3,942	BSF13-04251
10/21/2013	HIGHPOINT INVESTMENTS LLC	\$3,942	BSF13-04638
11/5/2013	HIGHPOINT INVESTMENTS LLC	\$3,942	BSF13-04637
11/7/2013	MERIT HOMES INC	\$3,942	BSF13-02760
12/5/2013	QUADRANT HOMES	\$3,942	BSF13-03054

subtotal: \$75,513

North - Multi-Family/Non-Residential

6/17/2013	RON ESCARDA BHC FAIRFAX HOS	\$181,078	BNR12-04529
8/28/2013	MICHAEL O'BRIEN OB KIRKLAND P	\$308,358	BNR13-00716
12/10/2013	MICHAEL O'BRIEN OB KIRKLAND P	\$10,227	BNR13-00716

subtotal: \$499,662

North - Single Family Residential

1/3/2013	BURNSTEAD CONSTRUCTION LLC	\$3,825	BSF12-03872
1/11/2013	HARBOUR HOMES LLC	\$3,825	BSF12-03879
1/11/2013	HARBOUR HOMES LLC	\$3,825	BSF12-03881
1/25/2013	TOLL WA LP	\$314	BSF12-02534

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
1/25/2013	TOLL WA LP	\$314	BSF12-02542
1/25/2013	TOLL WA LP	\$314	BSF12-02547
2/1/2013	MERIT HOMES INC	\$3,825	BSF12-03944
2/1/2013	HARBOUR HOMES LLC	\$3,825	BSF12-04136
2/1/2013	HARBOUR HOMES LLC	\$3,825	BSF12-04138
2/4/2013	MERIT HOMES INC	\$3,825	BSF12-03991
2/8/2013	PANORAMA ESTATES LLC	\$3,825	BSF12-04336
2/13/2013	TOLL WA LP	\$3,825	BSF12-03097
2/13/2013	TOLL WA LP	\$3,825	BSF12-03098
2/13/2013	TOLL WA LP	\$3,825	BSF12-03686
2/14/2013	HARBOUR HOMES LLC	\$3,825	BSF12-04445
2/14/2013	HARBOUR HOMES LLC	\$3,825	BSF12-04446
2/21/2013	TOLL WA LP	\$3,942	BSF12-04907
2/25/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-00619
2/25/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-00620
2/27/2013	PARAMOUNT INTERNATIONAL, LL	\$3,825	BSF12-03774
3/5/2013	SELECT HOMES INC	\$3,942	BSF13-00669
3/5/2013	SELECT HOMES INC	\$3,942	BSF13-00670
3/5/2013	SELECT HOMES INC	\$3,942	BSF13-00672
3/8/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-00617
3/8/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-00623
3/13/2013	HARBOUR HOMES LLC	\$3,942	BSF13-00027
3/13/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-00983
3/14/2013	SELECT HOMES INC	\$3,942	BSF13-00646
3/14/2013	SELECT HOMES INC	\$3,942	BSF13-00647
3/14/2013	SELECT HOMES INC	\$3,942	BSF13-00648
3/19/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-00540
3/27/2013	HARBOUR HOMES LLC	\$3,942	BSF13-00375
3/27/2013	SELECT HOMES INC	\$3,942	BSF13-01282
3/27/2013	SELECT HOMES INC	\$3,942	BSF13-01297
3/29/2013	TOLL WA LP	\$3,825	BSF12-03717
3/29/2013	TOLL WA LP	\$3,942	BSF13-00028
4/3/2013	PANORAMA ESTATES LLC	\$3,942	BSF13-00827
4/3/2013	PANORAMA ESTATES LLC	\$3,942	BSF13-00828
4/3/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-01442
4/4/2013	TOLL WA LP	\$3,825	BSF12-04846
4/4/2013	TOLL WA LP	\$3,825	BSF12-04866
4/4/2013	TOLL WA LP	\$3,942	BSF13-00118

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
4/10/2013	HARBOUR HOMES LLC	\$3,942	BSF13-00410
4/11/2013	SELECT HOMES INC	\$3,942	BSF13-01291
4/11/2013	SELECT HOMES INC	\$3,942	BSF13-01295
4/25/2013	HARBOUR HOMES LLC	\$3,942	BSF13-00693
4/25/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-01714
4/26/2013	PANORAMA ESTATES LLC	\$3,942	BSF13-01107
4/29/2013	SELECT HOMES INC	\$3,942	BSF13-01292
4/29/2013	SELECT HOMES INC	\$3,942	BSF13-01296
4/30/2013	MERIT HOMES INC	\$3,825	BSF12-04794
4/30/2013	MERIT HOMES INC	\$3,825	BSF12-04795
4/30/2013	JOHN F BUCHAN HOMES	\$3,942	BSF13-00722
4/30/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-01669
5/2/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-01445
5/3/2013	TOLL WA LP	\$3,942	BSF13-00119
5/3/2013	TOLL WA LP	\$3,942	BSF13-00121
5/8/2013	MIKE & ANGELA ANTEMIE	\$3,825	BSF12-01671
5/9/2013	TOLL WA LP	\$3,942	BSF13-00120
5/14/2013	KENNETH KEHLE	\$3,624	BSF13-01124
5/15/2013	HARBOUR HOMES LLC	\$3,942	BSF13-00695
5/29/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-01613
5/29/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-01615
6/5/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-02506
6/5/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-02548
6/6/2013	WEST TIER DOOR CORPORATION	\$3,942	BSF13-01808
6/11/2013	TOLL WA LP	(\$3,942)	BSF13-00118
6/11/2013	SELECT HOMES INC	\$3,942	BSF13-00768
6/11/2013	SELECT HOMES INC	\$3,942	BSF13-02051
6/28/2013	PANORAMA ESTATES LLC	\$3,942	BSF13-01696
7/8/2013	JAMES KERBY BENJAMIN RYAN C	\$3,825	BSF12-04164
7/8/2013	SELECT HOMES INC	\$3,942	BSF13-02049
7/8/2013	SELECT HOMES INC	\$3,942	BSF13-02052
7/10/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-02471
7/10/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-03313
7/17/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-03100
7/23/2013	PANORAMA ESTATES LLC	\$3,942	BSF13-01697
7/23/2013	PANORAMA ESTATES LLC	\$3,942	BSF13-02190
7/23/2013	PANORAMA ESTATES LLC	\$3,942	BSF13-02546
7/23/2013	PANORAMA ESTATES LLC	\$3,942	BSF13-02875

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
7/26/2013	PNW CONSTRUCTION AND DESIG	\$3,942	BSF13-02399
7/26/2013	PNW CONSTRUCTION AND DESIG	\$3,942	BSF13-03140
7/26/2013	PNW CONSTRUCTION AND DESIG	\$3,942	BSF13-03142
7/26/2013	PNW CONSTRUCTION AND DESIG	\$3,942	BSF13-03143
7/29/2013	RICH & MICHELLE HUNT	\$3,942	BSF13-02463
7/29/2013	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03488
7/29/2013	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03496
7/30/2013	SHANNON ALLBAUGH	\$3,825	KC B10L0113
8/6/2013	WEST TIER DEVELOPMENT CORP	\$3,942	BSF13-03111
8/13/2013	BEACHWORKS LLC	\$3,942	BSF13-02872
8/13/2013	JOHN BUCHAN HOMES LLC	\$3,942	BSF13-03304
8/21/2013	SIVAKUMAAR & SIGMA NAGALING	\$3,825	BSF12-03624
8/27/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-03964
8/28/2013	KEVIN STIGERTS	\$3,942	BSF13-01114
8/30/2013	TOLL WA LP	\$3,942	BSF13-03009
9/10/2013	STEVE JENSEN HOMES	\$3,942	BSF13-04166
9/11/2013	SELECT HOMES INC	\$3,942	BSF13-02048
9/27/2013	PNW CONSTRUCTION & DESIGN L	\$3,942	BSF13-03786
10/2/2013	FRIENDS OF YOUTH	\$788	BSF13-03294
10/2/2013	FRIENDS OF YOUTH	\$788	BSF13-03297
10/3/2013	OLEG PONOMAR UNIQUE DESIGN	\$3,942	BSF13-02055
10/10/2013	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03491
10/10/2013	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03494
10/10/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-05266
10/10/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-05267
10/18/2013	OLEG PONOMAR UNIQUE DESIGN	\$3,942	BSF13-01111
10/24/2013	PANORAMA ESTATES LLC	\$3,942	BSF13-04845
10/24/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-05421
10/25/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-05528
10/30/2013	JOHN BUCHAN HOMES LLC	\$3,942	BSF13-04380
11/8/2013	BILL & TERRY HILL	\$3,942	BSF13-02084
11/25/2013	NONA ADAMS	\$3,942	BSF13-03246
11/27/2013	FRIENDS OF YOUTH	\$788	BSF13-05568
11/27/2013	FRIENDS OF YOUTH	\$788	BSF13-05570
12/6/2013	JOSEPH HERR BURNSTEAD CONS	\$3,942	BSF13-06510
12/6/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-06543
12/6/2013	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF13-06545
subtotal:		\$426,824	

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

2/7/2013	RADFORD INVESTMENTS	\$1,797	BNR12-03765
3/21/2013	S & I OF WA L L C	\$8,837	BNR13-01064
8/8/2013	AGM INC	\$43,491	BNR13-03147
12/10/2013	KIRKLAND-TOTEM REAL ESTATE	\$935	BNR13-04442
	subtotal:	\$55,060	

Northwest - Multi-Family/Non-Residential

3/22/2013	620 LLC	\$5,831	BNR12-00476
11/18/2013	KD MARTIN PROPERTIES LLC	\$2,424	3MU13-03160
11/18/2013	KD MARTIN PROPERTIES LLC	\$7,848	3MU13-03160
	subtotal:	\$16,103	

Northwest - Single Family Residential
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2/6/2013	ICHIJO USA CO LTD	\$3,825	BSF12-03874
3/11/2013	IRETA LLC	\$3,825	BSF12-04536
3/12/2013	MERIDIAN INC	\$3,825	BLD11-00161
3/20/2013	HO FAMILY LLC	\$3,825	BLD12-00180
5/21/2013	WINFIELD HOMES LLC	\$3,825	BLD12-00127
6/3/2013	WINFIELD HOMES LLC	\$3,825	BSF12-01530
6/6/2013	GREGORY YELKIN	\$680	BSF13-01007
6/12/2013	SARAH & ANDY IMBACH/NOWKA	\$3,942	BSF13-01305
7/12/2013	TOM AND JAN REICHERT	\$3,942	BSF13-01637
7/23/2013	DEANNA & JOERN MORTENSEN	\$3,942	BSF13-01141
7/26/2013	SHIRLEY HOOD	\$3,942	BSF13-02916
8/20/2013	CYNTHIA & BRIAN WARNER	\$3,942	BSF13-03863
8/27/2013	JAVAD MAADANIAN	\$88	BSF13-01142
10/3/2013	COLLZ INC	\$1,382	BSF13-03870
10/3/2013	COLLZ INC	\$2,560	BSF13-03870
10/9/2013	SG LAND GROUP LLC	\$3,942	BSF13-05018
10/10/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF13-03456
10/10/2013	EDWARD MILLER	\$3,942	BSF13-04955
11/8/2013	JOHN LUX LUX CUSTOM HOMES	\$3,942	BSF13-02719
11/12/2013	BENJAMIN RYAN COMMUNITIES L	\$3,825	BSF12-02016
12/10/2013	CROSSMARK HOMES, LLC	\$3,942	BSF13-04743
12/10/2013	CROSSMARK HOMES, LLC	\$3,942	BSF13-04897
12/12/2013	ROBERT NEHRBAS	\$3,942	BSF13-05541
12/26/2013	10011 BRIDGEPORT WAY SW BEN	\$3,942	BSF13-05004

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
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subtotal: \$82,731

Southwest - Multi-Family/Non-Residential

5/3/2013	SIMCA LIMITED PARTNERSHIP	\$76,602	BNR13-01067
9/10/2013	CONNER DEVELOPMENT AND CO	\$6,141	BMF13-01698

subtotal: \$82,743

Southwest - Single Family Residential
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1/16/2013	DALE & JOANIE SUNITSCH & DOL	\$3,825	BSF12-03529
1/22/2013	KAHREN TEVOSYAN	\$3,825	BSF12-02519
1/23/2013	TOLL WA LP	\$3,825	BSF12-04150
1/28/2013	JARROD & JENNA TODD	\$3,825	BSF12-04654
2/1/2013	TOLL WA LP	\$3,825	BSF12-04343
3/19/2013	TOLL WA LP	\$3,825	BSF12-04858
3/21/2013	TOLL WA LP	\$4,484	BSF12-03235
3/21/2013	TOLL WA LP	\$687	BSF13-00184
3/21/2013	TOLL WA LP	\$2,311	BSF13-00186
3/21/2013	TOLL WA LP	\$2,311	BSF13-00189
4/30/2013	TOLL WA LP	\$2,242	BSF12-03556
4/30/2013	TOLL WA LP	\$2,242	BSF12-03557
4/30/2013	TOLL WA LP	\$2,242	BSF12-03576
6/7/2013	DAN WOZNIAK	\$3,942	BSF13-02406
7/8/2013	TENTH & STATE LLC	(\$2,191)	BLD10-00275
8/5/2013	JEFF KRUEGER	\$3,825	BLD11-00467
8/8/2013	ADAM & SALIANA BENZION	\$3,942	BSF13-02590
8/15/2013	TOLL WA LP	\$3,942	BSF13-01822
8/15/2013	TOLL WA LP	\$3,942	BSF13-02002
8/15/2013	TOLL WA LP	\$3,942	BSF13-02054
8/27/2013	DARYL & MICHELLE CONNELL	\$3,942	BSF13-04225
9/10/2013	KIRKLAND CENTER POINT II LLC	\$2,242	BSF12-01736
9/23/2013	KIRKLAND CENTER POINT II LLC	\$2,242	BSF12-01736
10/4/2013	9720 NE 120TH PL TOLL WA LP	\$4,622	BSF13-00159
10/4/2013	MERIT HOMES INC	\$3,942	BSF13-02167
10/14/2013	ANTHONY SABEGH	\$3,942	BSF13-02988
11/5/2013	TOLL WA LP	\$3,942	BSF13-05355
11/7/2013	KEVIN RECH	\$3,942	BSF13-03060
11/21/2013	TOLL WA LP	\$3,942	BSF13-05233

subtotal: \$93,571

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
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Total Transportation Impact Fees: \$1,332,206

City of Kirkland

Park Impact Fee Tracking - 2013 Revenue

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

1/2/2013	DGR DEVELOPMENT	\$3,845	BSF12-04085
2/25/2013	BRIAN THORPE	\$612	BLD11-00099
4/8/2013	OAKVIEW HOMES LLC	\$3,949	BSF13-00866
4/25/2013	DGR DEVELOPMENT INC	\$3,949	BSF13-01448
5/17/2013	SG LAND GROUP LLC	\$3,949	BSF13-02166
5/20/2013	NATURAL & BUILT ENVIRONMENT	\$3,845	BLD11-00656
8/13/2013	MERIT HOMES INC	\$3,949	BSF13-02689
8/13/2013	MERIT HOMES INC	\$3,949	BSF13-02759
8/16/2013	MERIT HOMES INC	\$3,949	BSF13-02757
8/27/2013	OAKVIEW HOMES LLC	\$3,949	BSF13-03437
9/3/2013	KURTIS HOLMES	\$3,845	BSF12-02769
9/5/2013	WISTI LANE LLC	\$3,949	BSF13-02697
9/10/2013	MICHAEL SMITH	\$3,949	BSF13-02782
9/19/2013	EE-NA ENTERPRISES	\$3,949	BSF13-02223
10/11/2013	DAVE MAIN CREATIVE HOME PAR	\$3,949	BSF13-01924
10/14/2013	ANDREW MICHAEL CONSTRUCTI	\$3,949	BSF13-04251
10/21/2013	HIGHPOINT INVESTMENTS LLC	\$3,949	BSF13-04638
11/5/2013	HIGHPOINT INVESTMENTS LLC	\$3,949	BSF13-04637
11/7/2013	MERIT HOMES INC	\$3,949	BSF13-02760
12/5/2013	QUADRANT HOMES	\$3,949	BSF13-03054

subtotal: \$75,331

North - Single Family Residential

1/3/2013	BURNSTEAD CONSTRUCTION LLC	\$3,845	BSF12-03872
1/11/2013	HARBOUR HOMES LLC	\$3,845	BSF12-03879
1/11/2013	HARBOUR HOMES LLC	\$3,845	BSF12-03881
2/1/2013	MERIT HOMES INC	\$3,845	BSF12-03944
2/1/2013	HARBOUR HOMES LLC	\$3,845	BSF12-04136
2/1/2013	HARBOUR HOMES LLC	\$3,845	BSF12-04138
2/4/2013	MERIT HOMES INC	\$3,845	BSF12-03991
2/8/2013	PANORAMA ESTATES LLC	\$3,845	BSF12-04336
2/13/2013	TOLL WA LP	\$3,845	BSF12-03097
2/13/2013	TOLL WA LP	\$3,845	BSF12-03098

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
2/13/2013	TOLL WA LP	\$3,845	BSF12-03686
2/14/2013	HARBOUR HOMES LLC	\$3,845	BSF12-04445
2/14/2013	HARBOUR HOMES LLC	\$3,845	BSF12-04446
2/21/2013	TOLL WA LP	\$3,949	BSF12-04907
2/25/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-00619
2/25/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-00620
2/27/2013	PARAMOUNT INTERNATIONAL, LL	\$3,845	BSF12-03774
3/5/2013	SELECT HOMES INC	\$3,949	BSF13-00669
3/5/2013	SELECT HOMES INC	\$3,949	BSF13-00670
3/5/2013	SELECT HOMES INC	\$3,949	BSF13-00672
3/8/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-00617
3/8/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-00623
3/13/2013	HARBOUR HOMES LLC	\$3,949	BSF13-00027
3/13/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-00983
3/14/2013	SELECT HOMES INC	\$3,949	BSF13-00646
3/14/2013	SELECT HOMES INC	\$3,949	BSF13-00647
3/14/2013	SELECT HOMES INC	\$3,949	BSF13-00648
3/19/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-00540
3/27/2013	HARBOUR HOMES LLC	\$3,949	BSF13-00375
3/27/2013	SELECT HOMES INC	\$3,949	BSF13-01282
3/27/2013	SELECT HOMES INC	\$3,949	BSF13-01297
3/29/2013	TOLL WA LP	\$3,845	BSF12-03717
3/29/2013	TOLL WA LP	\$3,949	BSF13-00028
4/3/2013	PANORAMA ESTATES LLC	\$3,949	BSF13-00827
4/3/2013	PANORAMA ESTATES LLC	\$3,949	BSF13-00828
4/3/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-01442
4/4/2013	TOLL WA LP	\$3,845	BSF12-04846
4/4/2013	TOLL WA LP	\$3,845	BSF12-04866
4/4/2013	TOLL WA LP	\$3,949	BSF13-00118
4/10/2013	HARBOUR HOMES LLC	\$3,949	BSF13-00410
4/11/2013	SELECT HOMES INC	\$3,949	BSF13-01291
4/11/2013	SELECT HOMES INC	\$3,949	BSF13-01295
4/25/2013	HARBOUR HOMES LLC	\$3,949	BSF13-00693
4/25/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-01714
4/26/2013	PANORAMA ESTATES LLC	\$3,949	BSF13-01107
4/29/2013	SELECT HOMES INC	\$3,949	BSF13-01292
4/29/2013	SELECT HOMES INC	\$3,949	BSF13-01296
4/30/2013	MERIT HOMES INC	\$3,845	BSF12-04794

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
4/30/2013	MERIT HOMES INC	\$3,845	BSF12-04795
4/30/2013	JOHN F BUCHAN HOMES	\$3,949	BSF13-00722
4/30/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-01669
5/2/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-01445
5/3/2013	TOLL WA LP	\$3,949	BSF13-00119
5/3/2013	TOLL WA LP	\$3,949	BSF13-00121
5/8/2013	MIKE & ANGELA ANTEMIE	\$3,845	BSF12-01671
5/9/2013	TOLL WA LP	\$3,949	BSF13-00120
5/14/2013	KENNETH KEHLE	\$3,949	BSF13-01124
5/15/2013	HARBOUR HOMES LLC	\$3,949	BSF13-00695
5/29/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-01613
5/29/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-01615
6/5/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-02506
6/5/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-02548
6/6/2013	WEST TIER DOOR CORPORATION	\$3,949	BSF13-01808
6/11/2013	TOLL WA LP	(\$3,949)	BSF13-00118
6/11/2013	SELECT HOMES INC	\$3,949	BSF13-00768
6/11/2013	SELECT HOMES INC	\$3,949	BSF13-02051
6/28/2013	PANORAMA ESTATES LLC	\$3,949	BSF13-01696
7/8/2013	JAMES KERBY BENJAMIN RYAN C	\$3,845	BSF12-04164
7/8/2013	SELECT HOMES INC	\$3,949	BSF13-02049
7/8/2013	SELECT HOMES INC	\$3,949	BSF13-02052
7/10/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-02471
7/10/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-03313
7/17/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-03100
7/23/2013	PANORAMA ESTATES LLC	\$3,949	BSF13-01697
7/23/2013	PANORAMA ESTATES LLC	\$3,949	BSF13-02190
7/23/2013	PANORAMA ESTATES LLC	\$3,949	BSF13-02546
7/23/2013	PANORAMA ESTATES LLC	\$3,949	BSF13-02875
7/26/2013	PNW CONSTRUCTION AND DESIG	\$3,949	BSF13-02399
7/26/2013	PNW CONSTRUCTION AND DESIG	\$3,949	BSF13-03140
7/26/2013	PNW CONSTRUCTION AND DESIG	\$3,949	BSF13-03142
7/26/2013	PNW CONSTRUCTION AND DESIG	\$3,949	BSF13-03143
7/29/2013	RICH & MICHELLE HUNT	\$3,949	BSF13-02463
7/29/2013	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03488
7/29/2013	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03496
7/30/2013	SHANNON ALLBAUGH	\$3,845	KC B10L0113
8/6/2013	WEST TIER DEVELOPMENT CORP	\$3,949	BSF13-03111

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
8/13/2013	BEACHWORKS LLC	\$3,949	BSF13-02872
8/13/2013	JOHN BUCHAN HOMES LLC	\$3,949	BSF13-03304
8/21/2013	SIVAKUMAAR & SIGMA NAGALING	\$3,845	BSF12-03624
8/27/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-03964
8/28/2013	KEVIN STIGERTS	\$3,949	BSF13-01114
8/30/2013	TOLL WA LP	\$3,949	BSF13-03009
9/10/2013	STEVE JENSEN HOMES	\$3,949	BSF13-04166
9/11/2013	SELECT HOMES INC	\$3,949	BSF13-02048
9/27/2013	PNW CONSTRUCTION & DESIGN L	\$3,949	BSF13-03786
10/2/2013	FRIENDS OF YOUTH	\$790	BSF13-03294
10/2/2013	FRIENDS OF YOUTH	\$790	BSF13-03297
10/3/2013	OLEG PONOMAR UNIQUE DESIGN	\$3,949	BSF13-02055
10/10/2013	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03491
10/10/2013	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03494
10/10/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-05266
10/10/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-05267
10/18/2013	OLEG PONOMAR UNIQUE DESIGN	\$3,949	BSF13-01111
10/24/2013	PANORAMA ESTATES LLC	\$3,949	BSF13-04845
10/24/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-05421
10/25/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-05528
10/30/2013	JOHN BUCHAN HOMES LLC	\$3,949	BSF13-04380
11/8/2013	BILL & TERRY HILL	\$3,949	BSF13-02084
11/25/2013	NONA ADAMS	\$3,949	BSF13-03246
11/27/2013	FRIENDS OF YOUTH	\$790	BSF13-05568
11/27/2013	FRIENDS OF YOUTH	\$790	BSF13-05570
12/6/2013	JOSEPH HERR BURNSTEAD CONS	\$3,949	BSF13-06510
12/6/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-06543
12/6/2013	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF13-06545
subtotal:		\$427,259	

Northwest - Single Family Residential
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2/6/2013	ICHIJO USA CO LTD	\$3,845	BSF12-03874
3/11/2013	IRETA LLC	\$3,845	BSF12-04536
3/12/2013	MERIDIAN INC	\$3,845	BLD11-00161
3/20/2013	HO FAMILY LLC	\$3,845	BLD12-00180
5/21/2013	WINFIELD HOMES LLC	\$3,845	BLD12-00127
6/3/2013	WINFIELD HOMES LLC	\$3,845	BSF12-01530
6/6/2013	GREGORY YELKIN	\$1,217	BSF13-01007

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
6/12/2013	SARAH & ANDY IMBACH/NOWKA	\$3,949	BSF13-01305
7/12/2013	TOM AND JAN REICHERT	\$3,949	BSF13-01637
7/23/2013	DEANNA & JOERN MORTENSEN	\$3,949	BSF13-01141
7/26/2013	SHIRLEY HOOD	\$3,949	BSF13-02916
8/9/2013	S & I PROPERTIES LLC	\$5,166	BSF13-01719
8/20/2013	CYNTHIA & BRIAN WARNER	\$3,949	BSF13-03863
10/3/2013	COLLZ INC	\$3,949	BSF13-03870
10/9/2013	SG LAND GROUP LLC	\$3,949	BSF13-05018
10/10/2013	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF13-03456
10/10/2013	EDWARD MILLER	\$3,949	BSF13-04955
11/8/2013	JOHN LUX LUX CUSTOM HOMES	\$3,949	BSF13-02719
11/12/2013	BENJAMIN RYAN COMMUNITIES L	\$3,845	BSF12-02016
12/10/2013	CROSSMARK HOMES, LLC	\$3,949	BSF13-04743
12/10/2013	CROSSMARK HOMES, LLC	\$3,949	BSF13-04897
12/12/2013	ROBERT NEHRBAS	\$3,949	BSF13-05541
12/26/2013	10011 BRIDGEPORT WAY SW BEN	\$3,949	BSF13-05004
subtotal:		\$88,584	

Southwest - Multi-Family/Non-Residential

9/10/2013	CONNER DEVELOPMENT AND CO	\$7,071	BMF13-01698
subtotal:		\$7,071	

Southwest - Single Family Residential
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1/16/2013	DALE & JOANIE SUNITSCH & DOL	\$3,845	BSF12-03529
1/18/2013	TOLL WA LP	\$3,845	BSF12-02546
1/18/2013	TOLL WA LP	\$3,845	BSF12-02548
1/22/2013	KAHREN TEVOSYAN	\$3,845	BSF12-02519
1/23/2013	TOLL WA LP	\$3,845	BSF12-04150
1/28/2013	JARROD & JENNA TODD	\$3,845	BSF12-04654
2/1/2013	TOLL WA LP	\$3,845	BSF12-04343
2/27/2013	TOLL WA LP	\$3,845	BSF12-04852
3/19/2013	TOLL WA LP	\$3,845	BSF12-04858
3/21/2013	TOLL WA LP	\$5,030	BSF12-03235
3/21/2013	TOLL WA LP	\$3,845	BSF12-04853
3/21/2013	TOLL WA LP	\$2,583	BSF13-00184
3/21/2013	TOLL WA LP	\$2,583	BSF13-00186
3/21/2013	TOLL WA LP	\$2,583	BSF13-00189
4/30/2013	TOLL WA LP	\$2,515	BSF12-03556

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
4/30/2013	TOLL WA LP	\$2,515	BSF12-03557
4/30/2013	TOLL WA LP	\$2,515	BSF12-03576
6/7/2013	DAN WOZNIAK	\$3,949	BSF13-02406
6/27/2013	9720 NE 120TH PL TOLL WA LP	(\$104)	BSF12-03577
8/5/2013	JEFF KRUEGER	\$3,845	BLD11-00467
8/8/2013	ADAM & SALIANA BENZION	\$3,949	BSF13-02590
8/15/2013	TOLL WA LP	\$3,949	BSF13-01822
8/15/2013	TOLL WA LP	\$3,949	BSF13-02002
8/15/2013	TOLL WA LP	\$3,949	BSF13-02054
8/27/2013	DARYL & MICHELLE CONNELL	\$3,949	BSF13-04225
9/10/2013	KIRKLAND CENTER POINT II LLC	\$2,515	BSF12-01736
9/23/2013	KIRKLAND CENTER POINT II LLC	\$2,515	BSF12-01736
10/4/2013	9720 NE 120TH PL TOLL WA LP	\$5,166	BSF13-00159
10/4/2013	MERIT HOMES INC	\$3,949	BSF13-02167
10/9/2013	ANTHONY SABEGH	\$727	BSF13-02988
10/11/2013	ANTHONY SABEGH	\$1,350	BSF13-02988
10/14/2013	ANTHONY SABEGH	\$1,873	BSF13-02988
11/5/2013	TOLL WA LP	\$3,949	BSF13-05355
11/7/2013	KEVIN RECH	\$3,949	BSF13-03060
11/21/2013	TOLL WA LP	\$3,949	BSF13-05233
	subtotal:	\$116,150	
	Total Park Impact Fees:	\$714,395	

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

1999-2013

Zone Collected	Amount Collected	
	Transportation	Parks
East		
Multi-Family/Non-Residential	\$1,838,453	\$336,854
Single Family Residential	\$722,136	\$615,783
Subtotal East	\$2,560,589	\$952,637
North		
Multi-Family/Non-Residential	\$556,666	\$12,575
Single Family Residential	\$638,152	\$634,889
Subtotal North	\$1,194,817	\$647,464
Northeast		
Multi-Family/Non-Residential	\$1,631,142	\$57,700
Single Family Residential	\$13,485	\$4,457
Subtotal Northeast	\$1,644,627	\$62,157
Northwest		
Multi-Family/Non-Residential	\$774,021	\$320,736
Single Family Residential	\$454,880	\$450,233
Subtotal Northwest	\$1,228,901	\$770,969
Southwest		
Multi-Family/Non-Residential	\$1,463,194	\$303,394
Single Family Residential	\$439,439	\$368,551
Subtotal Southwest	\$1,902,632	\$671,945
Total Collected - All Zone	\$8,531,568	\$3,105,172

