



# KIRKLAND PARK BOARD

Date: September 9, 2015

Time: 7:00 p.m.

Place: Council Chambers, City Hall

*The mission of the Park Board shall be to provide policy advice and assistance to the Department of Parks and Community Services and City Council in order to ensure the effective provision of Parks and Community Services programs and facilities to the residents of the City of Kirkland.*

## AGENDA

1. **EMAIL TRAINING** *15 minutes*
2. **CALL TO ORDER 7:15 P.M.**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**  
June Park Board Meeting Minutes *5 minutes*
5. **ITEMS FROM THE AUDIENCE** *5 minutes*
6. **REVIEW OF ACTION ITEMS**
7. **PRESENTATIONS**
8. **COMMUNICATIONS** *15 minutes*
  - a. Correspondence
  - b. Staff Reports – September update
  - c. Committee Reports
  - d. Comments from the Chair
9. **UNFINISHED BUSINESS**
  - a. **Park Impact Fee Rate Study and Policy Discussion** *30 minutes*  
Topic: Review rate study  
Action: Discussion only
  - b. **2015-2020 Capital Improvement Program (CIP)** *15 minutes*  
Topic: Receive update on CIP update process  
Action: Discussion only
10. **GOOD OF THE ORDER** *5 minutes*
11. **ADJOURNMENT** *Estimated meeting completion: 8:30 p.m.*  
Next meeting: October 14, 2015

# KIRKLAND PARK BOARD

## Minutes of Regular Meeting

### June 10, 2015

#### 1. CALL TO ORDER

The June 10, 2015, Park Board Regular Meeting was called to order at 7:00 p.m. by Chair Adam White.

#### 2. ROLL CALL

Members present: Chair Adam White, Vice Chair Kevin Quille, Jason Chinchilla, Sue Contreras, Kelli Curtis, Rick Ockerman, Jim Popolow, and Rosalie Wessels

Staff present: Michael Cogle, Jason Filan and Jennifer Schroder

Recording Secretary: Katie Cava

#### 3. APPROVAL OF MINUTES

The minutes of the May 13<sup>th</sup> meeting were reviewed. Ms. Curtis moved to approve the minutes as presented. Mr. Chinchilla seconded. Motion carried (8-0).

#### 4. ITEMS FROM THE AUDIENCE

No items

#### 5. REVIEW OF ACTION ITEMS

No items

#### 6. PRESENTATIONS

No items

#### 7. COMMUNICATIONS

##### a. Correspondence

Emails received from Jim Kelly and Annabelle Ketchum were shared with the Board.

##### b. Staff Reports

Staff reported on pool programming, swimmer safety at beaches, lifeguard training and algal blooms.

c. Committee Reports

Ms. Wessels reported on the Moss Bay neighborhood meeting.

Ms. Contreras reported on Everest Neighborhood, Plaza of Champions induction ceremony, Kirkland Cemetery, Juanita Beach Park and Juanita Bay Park.

Mr. Popolow reported on the Kirkland Youth Council and the Bluefish Festival.

d. Comments from the Chair

Mr. White commented on the Highlands Neighborhood and the Plaza of Champions event.

## 8. UNFINISHED BUSINESS

a. Naming Suggestion for North Juanita Open Space

Mr. Cogle shared the names suggested by the community for the North Juanita Open Space. Mr. Cogle and board members discussed the most heavily favored names.

Mr. Ockerman moved to recommend that North Juanita Open Space be renamed as Josten Park. Mr. Quille seconded. Motion carried (7-1; yes: Mr. Chinchilla, Ms. Contreras, Ms. Curtis, Mr. Ockerman, Mr. Popolow, Mr. Quille and Mr. White; no: Ms. Wessels).

b. Aquatics, Recreation and Community Center Project

Ms. Schroder provided an update on the June 2<sup>nd</sup> City Council meeting regarding the ARC Center project. Ms. Schroder answered questions related to the project and the potential ballot measure to form a Metropolitan Park District.

## 9. NEW BUSINESS

a. Green Kirkland Partnership 20-year Plan Draft

Ina Penberthy, Environmental Outreach Specialist, presented the draft 20-Year Forest and Natural Areas Restoration Plan. Ms. Penberthy requested the Board provided feedback on the draft Plan by email.

b. Private Parks in Kingsgate Neighborhood

Mr. Cogle briefed the Board on discussions between staff and the homeowners' associations in the Kingsgate neighborhood regarding the privately-owned parks in that neighborhood.

c. Juanita Heights Park House Repurposing

Mr. Filan presented the Board with plans to repurpose a house located at Juanita Heights acquired as part of the land purchase in 2013 to expand the park.

## 10. GOOD OF THE ORDER

No items

## 11. ADJOURNMENT

Mr. Ockerman moved to adjourn the meeting. Mr. Chinchilla seconded. Motion carried (8-0).

---

Jennifer Schroder, Director  
Parks and Community Services

---

Adam White, Chair  
Park Board

DRAFT



**CITY OF KIRKLAND**  
 Department of Parks & Community Services  
 505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300  
[www.kirklandwa.gov](http://www.kirklandwa.gov)

**To:** Park Board  
**From:** Jennifer Schroder, CPRP, Director  
**Date:** September 4, 2015  
**Subject:** September Staff Update

## RECREATION DIVISION

- The fall/winter Recreation Brochure was distributed to over 40,000 homes last month. Registration started August 19<sup>th</sup> and is exceeding last year's registration numbers at this time.
- Below is the month-to-month revenue report. Many recreation opportunities exist for customers to Experience It!



|                 | JAN             | FEB             | MAR             | APR               | MAY            | JUN            | JUL             | AUG             | TOTAL            |
|-----------------|-----------------|-----------------|-----------------|-------------------|----------------|----------------|-----------------|-----------------|------------------|
| <b>2014</b>     | \$46,858        | \$37,019        | \$357,148       | \$150,639         | \$122,939      | \$125,830      | \$71,072        | \$137,798       | \$1,049,303      |
| <b>2015</b>     | \$79,882        | \$47,661        | \$406,953       | \$135,182         | \$131,254      | \$127,418      | \$82,034        | \$152,807       | \$1,163,190      |
| <b>variance</b> | <b>\$33,024</b> | <b>\$10,642</b> | <b>\$49,805</b> | <b>(\$15,457)</b> | <b>\$8,315</b> | <b>\$1,588</b> | <b>\$10,962</b> | <b>\$15,009</b> | <b>\$113,887</b> |

## Aquatics & Youth Sports

- Peter Kirk Pool, which is open until September 7<sup>th</sup>, is wrapping up another successful summer. This year 335 infants and toddlers, 1,110 three to five year olds, 1,630 six to twelve year olds, and 45 adults participated in the City's learn to swim programs learning and developing the important life safety skill of swimming. Overall, 3,280 participants took aquatic classes this summer generating over \$230,000 in revenue.
- Houghton, Waverly and Juanita Beaches are open through September 7<sup>th</sup>. This summer the beaches were very busy with over 15,000 swimmers, 58,000 on-land beach users, 790 lifejackets loaners were used, 1,700 swim tests administered, and lifeguards responded to 34 incidents and rescues between July 1<sup>st</sup> and August 31<sup>st</sup>. Lifeguards are on duty noon-6pm daily. Along with providing water safety to the public who visit the beaches, lifeguards also do maintenance tasks such as making sure the sand, docks, parking lots and grass are free of harmful objects and trash.
- Fall and winter registration has begun for Youth Basketball and PeeWee Basketball. Registration for these programs is available through the beginning of November. PeeWee Basketball, for preschoolers ages 2 ½ to 6, is a great introduction into the sport of basketball. The PeeWee season will begin November 7<sup>th</sup> on Saturdays at Finn Hill Middle School and Youth Basketball, for boys and girls grades 3<sup>rd</sup>-6<sup>th</sup>, will begin in early December with practices on weeknights at local elementary schools and middle schools within the Lake Washington School District.
- The Kirkland Kids' Triathlon will take place on Saturday, September 12<sup>th</sup> at Juanita Beach Park. Participants ages 3 to 12 will swim, bike and run! This is a fun, recreational event for all skill levels and something the entire family will enjoy.

- 

### **Sports and Fitness**

- This City's summer tennis camp program was very popular this summer. The program specifically saw enrollment gains at the Juanita Beach location. The Peter Kirk Park location posted steady numbers mirroring 2014's attendance with most weeks at full enrollment.
- The newest summer camp addition, Stand Up Paddleboard camp, was a hit with the kids! Three out of the four weeks offered were sold out with 15 children registered. Staff received good feedback from parents and plan on offering the camp again next year with possibly an additional week.
- The beach volleyball league concluded in mid-August with four divisions of play and 26 teams. The season ended with a playoff tournament in which the top four teams from each division battled it out for the division championship. The two upper division champions, "Notorious DIGS" (co-ed) and "Worst Wine Tour Ever" (women's), are pictured.



2015 Co-ed Upper-division  
Champs: Notorious DIGS



2015 Women's Upper-division  
Champs: Worst Wine Tour Ever

- Skateboarding summer camp was well-received. Initially, only one week of camp was offered but because it filled quickly, another week was added. The camps were both at capacity and staff received great feedback from parents and kids.

## **COMMUNITY SERVICES**

### **Special Events**

- The Special Events Team continues to meet the first Thursday of each month at City Hall.
- Between June and September the Special Events Team reviewed annual special event permit applications for the Kirkland Triathlon, Oktoberfest, Turkey Trot, Winterfest, and 12K's of Christmas events. The team also welcomed new applicants representing Yogathon and Cosmo 7K. Sixteen applications for neighborhood block parties, including National Night Out were evaluated. And finally, film permit applications were processed for a BECU photoshoot, Goodwill commercial, an episode of "Celebrity Wife Swap" featuring "The Bachelor" Jason Mesnick, a live ESPN broadcast of the Junior Softball World Series championship game at Everest Park, and "The Great Christmas Light Fight" season 3 can be seen later this year.
- Summer Highlights:
  - Kirkland likes to kick off summer in June with the opening of the Kirkland Wednesday and Juanita Friday Farmers Markets. The annual NAMI Walk, with over 700 participants, returned to Marina Park and the inaugural Kirkland SUP Cup made its mark at Juanita Beach - while attendance was low with fewer than 50 paddlers, it was a good practice run should they want to hold the event in 2016.
  - July was jam-packed with activities for everyone. Farmers markets were overflowing with earthly goodness and event goers from around the Puget Sound delighted in Celebrate

Kirkland! Fourth of July festivities with surprise fly-over, weekly Kirkland Summer Concerts for kids on Tuesdays and families on Thursdays, Kirkland Uncorked and boat show, FroYo 10K & 5K – the new national race series hosted 1,900 runners, and the Kirkland Classic Car Show for diehards willing to brave the rain.

- August didn't disappoint - in addition to the weekly farmers markets and Summer Concerts, Kirkland kept it going with the weeklong annual international Junior Softball World Series, two-day Summerfest festival, Salsa Marina for those who enjoy dancing under the stars and the Seattle Children's Hospital Park to Park Swim fundraiser. New events included the very successful inaugural Sounders FC Rave Green Run and away game viewing party which attracted over 2,300 attendees (this was a fantastic turnout for a first time run and may be too big to hold here next year as Kirkland's street capacity is 2,500 runners), Yogathon is a world-wide one-day event that raises money in support of Care for Children through a 108 sun salutation challenge, and the Life Care Center of Kirkland Car Show which also included a live band, food, and face painting was 100% free to everyone who attended.
- During the month of September those who want to hold onto summer can enjoy the final month of both farmers markets, rally for the Susan G. Komen 3-Day, take on a personal challenge at the Kirkland Triathlon, and make a farewell toast to summer in the Kirkland Oktoberfest biergarten.

## **MAINTENANCE DIVISION**

### **Notes from the Field**

- Great summer! The long stretches of dry weather were a boon to our community. Waterfront parks have been packed with patrons cooling off. The recent rainy weather was perfect timing in terms of saving trees, plants, and shrubs throughout the parks and natural spaces.
- Currently Juanita Beach is closed due to high bacteria counts. Staff are hopeful that it will re-open soon but as of September 3<sup>rd</sup> the counts were still excessive.
- Even with the rain, the City of Kirkland is on a "voluntary water curtailment." In the spirit of participation and setting the example Parks has:
  - Shut off all fountains
  - Reduced or shut off irrigation systems
  - Discontinued washing vehicles unless for sanitary reasons
  - Discontinued all power-washing
  - Made all plumbing and irrigation leaks a #1 repair priority
- The department would like to welcome Brandyn Winkley to the Parks Operations team. Brandyn worked for the division as a seasonal employee this past summer and will now be working with the Ballfield and Events team and will be one of our night staff. Please welcome Brandon to the team.

## **GREEN KIRKLAND PARTNERSHIP**

- On August 3<sup>rd</sup>, the City Council received a presentation about the Green Kirkland Partnership's draft 20-Year Forest and Natural Areas Restoration Plan. The Plan presented included responses to feedback received from Park Board members. Council members provided helpful comments and feedback that is being incorporated in the final version that will be presented to the Park Board on October 14<sup>th</sup>.
- In August the Partnership hosted five volunteer events. These events included Steward-led events at Juanita Bay, Juanita Heights, and Watershed Park; staff-led event at Heronfield Wetlands with Concur and Smartsheet corporate groups; and a contractor-led event at Kiwanis Park.
- The following table summarizes GKP events and other activities conducted by volunteers in May through July. It includes volunteer information from events led by Stewards, staff and, contractors; and ongoing volunteering.

| Event Type   | Number of Events | Number of Volunteers | Volunteer Hours | Dollar Equivalent <sup>1</sup> |
|--|------------------|----------------------|-----------------|--------------------------------|
| May Steward Led Events   | 7                | 143                  | 456             | \$12,558.24                    |
| May Contractor Led Events  | 1                | 42                   | 168             | \$4,626.72                     |
| May Staff Led Events   | 1                | 9                    | 27              | \$743.58                       |
| May Ongoing Volunteering   | NA               | 26                   | 247.85          | \$6,825.79                     |
| <b>All May Volunteering</b>  | <b>9</b>         | <b>218</b>           | <b>849</b>      | <b>\$24,754.33</b>             |
| June Steward Led Events  | 10               | 170                  | 485             | \$13,356.90                    |
| June Contractor Led Events   | 1                | 41                   | 164             | \$4,516.56                     |
| June Staff Led Events  | 0                | 0                    | 0               | 0                              |
| June Ongoing Volunteering  | NA               | 14                   | 115.25          | \$3,173.99                     |
| <b>All June Volunteering</b>   | <b>12</b>        | <b>225</b>           | <b>764.25</b>   | <b>\$21,047.45</b>             |
| July Steward Led Events  | 3                | 19                   | 57              | \$1,569.78                     |
| July Contractor Led Events   | 1                | 12                   | 48              | \$1,312.95                     |
| July Staff Led Events  | 1                | 45                   | 180             | \$4,957.20                     |
| July Ongoing Volunteering  | NA               | 15                   | 190             | \$5,235.35                     |
| <b>All July Volunteering</b>   | <b>5</b>         | <b>91</b>            | <b>475</b>      | <b>\$13,075.28</b>             |
| <b>Groups Engaged:</b> EarthCorps, Kirkland Middle School, UW-Bothell students, UW-Restoration Ecology Network students, Microsoft, Concur, Lake Washington High School students, Inglesmoore High School students, Northstar Middle School, Symetra and Google. |                  |                      |                 |                                |

1 Dollar Equivalent = Hours x \$27.54

**Event Highlight: Everest Park**

- On July 29<sup>th</sup>, 44 Microsoft employees gathered at Everest Park to remove invasive plants that were smothering young native trees and shrubs in the north side of the park. This was Microsoft’s first year hosting its “Upgrade the World” event and Green Kirkland was excited to be part of the company’s volunteer effort.

**Community Highlight**

- Green Kirkland hosted its first volunteer event for Google’s GooglersServe week of service at Watershed Park on Friday, June 19<sup>th</sup>. This is the first year that GKP has been able to host an event for Google’s week of service.



GooglersServe Group at Watershed Park

### **Restoration Highlight**

- GKP commenced weekly and bi-weekly (depending on need) watering of young native plants in seven parks in June and will continue as need depending on weather. GKP tries to water plants for three years after they are planted; however, sometimes access to water is difficult.

### **Other Notable Items**

- The McAuliffe Park native plant nursery now has two weekly volunteers (including Park Board member Sue Contreras) who are assisting GKP Nursery Steward, Marilee, with watering native plants.
- Three Green Kirkland staff members participated in a Green Cities Focus Group Meeting in Seattle that focused on identifying forest that has entered into Phase 4 (Monitoring Phase), which is the final phase of the restoration process.
- Restoration work will soon commence at O.O. Denny Park. Starting in mid-October, Green Kirkland Steward, Dave Kreul, will begin hosting weekday volunteer events, and Green Kirkland staff will work to spread the news throughout the neighborhood.

### **What's Coming up**

- Upcoming September Events
  - Arbor Day: Saturday, October 17<sup>th</sup>, 10am-2pm at Watershed Park, register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Green Kirkland Day: Saturday, November 14<sup>th</sup>, 10am-2pm at Crestwoods Park and 10am-1pm at McAuliffe Park, register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Wednesdays, September 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, and 30<sup>th</sup> at Cotton Hill, 9:30am-11:30am. Contact Karen Story [karen@nwnative.us](mailto:karen@nwnative.us)
  - Wednesdays, September 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, and 30<sup>th</sup> at Carillon Woods, 9am-10am. Contact Lisa [kirby994@frontier.com](mailto:kirby994@frontier.com)
  - Thursdays, September 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup>, and 24<sup>th</sup> at Juanita Bay Park, 10am-noon. Contact Nona, [nonaganz@frontier.com](mailto:nonaganz@frontier.com)
  - Saturday, September 19<sup>th</sup>, Juanita Beach Park 10am-noon, register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Saturday, September 26<sup>th</sup>, Juanita Bay Park 10am-1pm register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Sunday, September 27<sup>th</sup>, Watershed Park 1pm-3pm register at [www.greenkirkland.org](http://www.greenkirkland.org)
- Photos of recent volunteer events can be viewed at [www.facebook.com/GreenKirkPartnership](https://www.facebook.com/GreenKirkPartnership)



**CITY OF KIRKLAND**  
 Department of Parks and Community Services  
 505 Market Street, Kirkland, WA 98033 425.587.3300  
 www.kirklandwa.gov

## MEMORANDUM

**To:** Park Board

**From:** Jennifer Schroder, Director of Parks & Community Services  
 Michael Cogle, Deputy Director of Parks & Community Services

**Date:** September 3, 2015

**Subject:** PARK IMPACT FEE RATE STUDY AND POLICY DISCUSSION

### RECOMMENDATION:

That the Park Board review the park impact fee rate study. No action is requested of the Board. The City Council will be presented with the rate study on September 15<sup>th</sup>.

### BACKGROUND DISCUSSION:

Attached please find a rate study for impact fees for Parks, Open Space, and Recreation Facilities dated August 13, 2015. The rate study proposes park impact fees for residential development at the following rates:

| <b>Table 1. Park Impact Fee Proposed 2016 Rates</b> |            |
|---|------------|
| <b>Single-Family</b>                                | \$3,968.40 |
| <b>Multi-Family</b>                                 | \$3,015.99 |

The last major impact fee update in Kirkland occurred in 2007. Impact fees established at that time were subsequently indexed with inflation. The following table shows the current rates compared with the proposed new rates:

| <b>Table 2. Park Impact Fee Rate Comparison</b> |                                |                                 |
|---|--------------------------------|---------------------------------|
|   | <b>2015 Rate<br/>(Current)</b> | <b>2016 Rate<br/>(Proposed)</b> |
| <b>Single-Family</b>                            | \$3,949                        | \$3,968.40                      |
| <b>Multi-Family</b>                             | \$2,583                        | \$3,015.99                      |

Note that the rate for single-family changes only slightly, while the rate for multi-family increases substantially. This is due to the fact that census data shows that the average occupancy of multi-family households has increased from about 1.6 to about 1.9 persons since the prior rate study.

### **Methodology**

As discussed by the City Council at their meeting on April 7, 2015, and again during its review of the City's Parks, Recreation, and Open Space (PROS) Plan on July 7, 2015, the Department of Parks and Community Services is converting to a new Level of Service standard for Kirkland's park system, referred to as Investment per Person.

Kirkland's previous methodology for Park impact fees used level of service standards based on acres of park land and square feet of indoor recreation space. The previous method has the following limitations:

1. Standards based on acreage do not reflect the improvements at the parks, such as docks, boardwalks, tennis courts, basketball courts, landscaping, lighting, fences, picnic facilities, etc.
2. When the City has less park acreage than required by its standard, the City has an existing deficiency that cannot be paid by impact fees. The 2007 park impact fee excluded neighborhood parks and indoor athletic recreation spaces because the actual level of service provided by those facilities was less than the City's standard, thus causing a "deficiency" that precluded charging park impact fees for those facilities.
3. The standards for different types of parks based on land limits the City's flexibility to expend park impact fees in ways that best meet the needs of growth.

The alternative methodology, proposed in the updated Kirkland PROS Plan, is to assess new development a fee based on the replacement value of the existing overall park system, divided by population to determine the park value per person (Investment per Person).

The major advantages of this methodology are that it recognizes the totality of the community's park system –the park land and the physical improvements on the land – while also allowing the City much greater flexibility to expand the park system in a way that best meets the needs of current and future residents.

The attached rate study is based on this alternative "Investment per Person" methodology.

### **Park Impact Fees on Commercial Development**

Kirkland does not charge Park impact fees to commercial (i.e. non-residential) development. Some cities have determined the impact of commercial development on parks by determining "equivalent population" for different types of development. Park impact fees for commercial development are then assessed on a per square foot basis.

The attached rate study does not include a formal assessment of a rate structure for park impact fees that could be assessed to both residential and non-residential development. However a preliminary analysis using available data details a potential rate structure as shown in the following table. Note that by spreading park impact fees across all types of land use the fees for residential would decline substantially.

| <b><u>Category</u></b> | <b><u>Residential Only</u></b> | <b><u>Residential plus Commercial</u></b> |
|------------------------|--------------------------------|---|
| Single Family          | \$ 3,968.40                    | \$ 1,775.67                               |
| Multi Family           | \$ 3,015.99                    | \$ 1,349.51                               |
| Retail                 |                                | \$ 1.52/sf                                |
| Office                 |                                | \$ 0.38/sf                                |
| Manufacturing          |                                | \$ 0.45/sf                                |
| Construction           |                                | \$ 0.15/sf                                |

Staff is presenting this information to the City Council on September 15<sup>th</sup>. Staff is not recommending implementation of park impact fees for commercial development at this time, but we do recommend that future rate studies consider this issue.

Attachment

**RATE STUDY**  
FOR  
**IMPACT FEES**  
FOR  
**PARKS, OPEN SPACE, AND RECREATION FACILITIES**

FOR  
CITY OF KIRKLAND, WASHINGTON



Prepared By

Henderson  
Young &  
Company

August 13, 2015

## TABLE OF CONTENTS

|   |           |
|---|-----------|
| <b>1. INTRODUCTION .....</b>  | <b>1</b>  |
| <b>2. STATUTORY BASIS AND METHODOLOGY .....</b>                       | <b>3</b>  |
| <b>3. PARK IMPACT FEES.....</b>                                       | <b>11</b> |
| <b>APPENDIX: PARKS CIP PROJECTS THAT ADD CAPACITY 2015-2020 .....</b> | <b>20</b> |

## LIST OF TABLES

|  |    |
|--|----|
| TABLE 1: IMPACT FEE RATES .....                      | 1  |
| TABLE 2: ASSET INVENTORY AND CAPITAL VALUE.....      | 12 |
| TABLE 3: VALUE OF PARKS NEEDED FOR GROWTH .....      | 15 |
| TABLE 4: INVESTMENT NEEDED IN PARKS FOR GROWTH ..... | 16 |
| TABLE 5: ADJUSTMENT TO CIP.....                      | 17 |
| TABLE 6: GROWTH COST PER PERSON.....                 | 18 |
| TABLE 7: IMPACT FEE PER UNIT .....                   | 19 |

# 1. INTRODUCTION

The purpose of this study is to establish the rates for impact fees in the City of Kirkland, Washington for parks, open space, and recreation facilities as authorized by RCW<sup>1</sup> 82.02.090(7). Throughout this study the term “parks” is used as the short name that means parks, open space, and recreation facilities.

## **Summary of Impact Fee Rates**

Park impact fees are paid by all types of new residential development<sup>2</sup>. Impact fee rates for new development are based on, and vary according to the type of development. The following table summarizes the impact fee rates for each development category.

**Table 1: Impact Fee Rates**

| Type of Development | Unit          | Impact Fee per Unit |
|---------------------|---------------|---------------------|
| Single-Family       | dwelling unit | \$ 3,968.40         |
| Multi-Family        | dwelling unit | 3,015.99            |

## **Impact Fees Definition and Rationale**

Impact fees are charges paid by new development to reimburse local governments for the capital cost of public facilities that are needed to serve new development and the people who occupy or use the new development. Throughout this study, the term "developer" is used as a shorthand expression to describe anyone who is obligated to pay impact fees, including builders, owners or developers.

Local governments charge impact fees for several reasons: 1) to obtain revenue to pay for some of the cost of new public facilities; 2) to implement a public policy that new development should pay a portion of the cost of facilities that it requires, and that existing development should not pay all of the cost of such facilities; and 3) to assure that adequate public facilities will be constructed to serve new development.

---

<sup>1</sup> Revised Code of Washington (RCW) is the state law of the State of Washington.

<sup>2</sup> The impact fee ordinance and municipal code may specify exemptions for low-income housing and/or “broad public purposes”. The ordinance and municipal code may specify if impact fees apply to changes in use, remodeling, etc.

The impact fees that are described in this study do not include any other forms of developer contributions or exactions, such as mitigation or voluntary payments authorized by SEPA (the State Environmental Policy Act, RCW 43.21C); system development charges for water and sewer authorized for utilities (RCW 35.92 for municipalities, 56.16 for sewer districts, and 57.08 for water districts); local improvement districts or other special assessment districts; linkage fees; or land donations or fees in lieu of land.

## **Organization of the Study**

This impact fee rate study contains three chapters:

- **Chapter 1 – Introduction:** provides a summary of impact fee rates for development categories, and other introductory materials.
- **Chapter 2 – Statutory Basis and Methodology:** summarizes the statutory requirements for developing impact fees, and describes this study's compliance with each requirement.
- **Chapter 3 – Park Impact Fees:** presents impact fees for parks in the City of Kirkland. The chapter includes the methodology that is used to develop the fees, the formulas, variables and data that are the basis for the fees, and the calculation of the fees. The methodology is designed to comply with the requirements of Washington state law.

## 2. STATUTORY BASIS AND METHODOLOGY

This chapter summarizes the statutory requirements for impact fees in the State of Washington, and describes how the City of Kirkland's impact fees comply with the statutory requirements.

### **Statutory Requirements for Impact Fees**

The Growth Management Act of 1990 authorizes local governments in Washington to charge impact fees. RCW 82.02.050 - 82.02.090 contain the provisions of the Growth Management Act that authorize and describe the requirements for impact fees.

The impact fees that are described in this study are not mitigation payments authorized by the State Environmental Policy Act (SEPA). There are several important differences between impact fees and SEPA mitigations. Three aspects of impact fees that are particularly noteworthy are: 1) the ability to charge for the cost of public facilities that are "system improvements" (i.e., that provide service to the community at large) as opposed to "project improvements" (which are "on-site" and provide service for a particular development); 2) the ability to charge small-scale development their proportionate share, whereas SEPA exempts small developments; and 3) the predictability and simplicity of impact fee rate schedules compared to the cost and uncertain outcome of SEPA reviews conducted on a case-by-case basis.

The following synopsis of the most significant requirements of the law includes citations to the Revised Code of Washington as an aid to readers who wish to review the exact language of the statutes.

#### ***Types of Public Facilities***

Four types of public facilities can be the subject of impact fees: 1) public streets and roads; 2) publicly owned parks, open space and recreation facilities; 3) school facilities; and 4) fire protection facilities. *RCW 82.02.050(2) and (4), and RCW 82.02.090(7)*

#### ***Types of Improvements***

Impact fees can be spent on "system improvements" (which are typically outside the development), as opposed to "project improvements" (which are typically provided by the developer on-site within the development). *RCW 82.02.050(3)(a) and RCW 82.02.090(5) and (9)*

### ***Benefit to Development***

Impact fees must be limited to system improvements that are reasonably related to, and which will benefit new development. *RCW 82.02.050(3)(a) and (c)*. Local governments must establish reasonable service areas (one area, or more than one, as determined to be reasonable by the local government), and local governments must develop impact fee rate categories for various types of development. *RCW 82.02.060(7)*

### ***Proportionate Share***

Impact fees cannot exceed the development's proportionate share of system improvements that are reasonably related to the new development. The impact fee amount shall be based on a formula (or other method of calculating the fee) that determines the proportionate share. *RCW 82.02.050(3)(b)*, *RCW 82.02.060(1)*, and *RCW 82.02.090(6)*

### ***Reductions of Impact Fee Amounts***

Impact fees rates must be adjusted to account for other revenues that the development pays (if such payments are earmarked for or proratable to particular system improvements). *RCW 82.02.050(1)(c) and (2) and RCW 82.02.060(1)(b)* Impact fees may be credited for the value of dedicated land, improvements or construction provided by the developer (if such facilities are in the adopted CFP as system improvements eligible for impact fees and are required as a condition of development approval). *RCW 82.02.060(4)*

### ***Exemptions from Impact Fees***

Local governments have the discretion to provide exemptions from impact fees for low-income housing and other "broad public purpose" development. *RCW 82.02.060(2) and (3)*

### ***Developer Options***

Developers who are liable for impact fees can submit data and or/analysis to demonstrate that the impacts of the proposed development are less than the impacts calculated in this rate study. *RCW 82.02.060(6)*. Developers can pay impact fees under protest and appeal impact fee calculations. *RCW 82.02.070(4) and (5)*. The developer can obtain a refund of the impact fees if the local government fails to expend or obligate the impact fee payments within 10 years, or terminates the impact fee requirement, or the developer does not proceed with the development (and creates no impacts). *RCW 82.02.080*

### ***Capital Facilities Plans***

Impact fees must be expended on public facilities in a capital facilities plan (CFP) element or used to reimburse the government for the unused capacity of existing facilities. The CFP must conform to the Growth Management Act of 1990, and must identify existing deficiencies in facility capacity for current development, capacity of existing facilities available for new development, and additional facility capacity needed for new development. *RCW 82.02.050(4), RCW 82.02.060(8), and RCW 82.02.070(2)*

### ***New Versus Existing Facilities***

Impact fees can be charged for new public facilities (*RCW 82.02.060(1)(a)*) and for the unused capacity of existing public facilities (*RCW 82.02.060(8)*) subject to the proportionate share limitation described above.

### ***Accounting Requirements***

The local government must separate the impact fees from other monies, expend or obligate the money on CFP projects within 10 years, and prepare annual reports of collections and expenditures. *RCW 82.02.070(1)-(3)*

## **Compliance With Statutory Requirements for Impact Fees**

Many of the statutory requirements listed above are fulfilled in calculation of the parks impact fee in Chapter 3. Some of the statutory requirements are fulfilled in other ways, as described below.

### ***Types of Public Facilities***

This study contains impact fees for parks. This study does not contain impact fees for transportation, fire, or schools.

In general, local governments that are authorized to charge impact fees are responsible for specific public facilities for which they may charge such fees. The City of Kirkland is legally and financially responsible for the parks facilities it owns and operates within its jurisdiction. In no case may a local government charge impact fees for private facilities, but it may charge impact fees for some public facilities that it does not administer if such facilities are "owned or operated by government entities" (*RCW 82.02.090 (7)*).

### ***Types of Improvements***

The public facilities that can be paid for by impact fees are "system

improvements" (which are typically outside the development), and "designed to provide service to service areas within the community at large" as provided in RCW 82.02.090(9)), as opposed to "project improvements" (which are typically provided by the developer on-site within the development or adjacent to the development), and "designed to provide service for a development project, and that are necessary for the use and convenience of the occupants or users of the project" as provided in RCW 82.02.090(5). The impact fees in this study are based on system improvements from the City's Capital Facilities Plan, as described in Chapter 3. No project improvements are included in this study.

Impact fee revenue can be used for the capital cost of public facilities. Impact fees cannot be used for operating or maintenance expenses. The cost of public facilities that can be paid for by impact fees include land acquisition and development (improvements). The costs can also include design studies, engineering, land surveys, appraisals, permitting, financing, administrative expenses, applicable mitigation costs, and capital equipment pertaining to capital improvements.

### ***Benefit to Development***

The law imposes three tests of the benefit provided to development by impact fees: 1) proportionate share, 2) reasonably related to need, and 3) reasonably related to expenditure (*RCW 80.20.050(3)*). In addition, the law requires the designation of one or more service areas (*RCW 82.02.060(7)*)

#### **1. Proportionate Share.**

First, the "proportionate share" requirement means that impact fees can be charged only for the portion of the cost of public facilities that is "reasonably related" to new development. In other words, impact fees cannot be charged to pay for the cost of reducing or eliminating deficiencies in existing facilities.

Second, there are several important implications of the proportionate share requirement that are not specifically addressed in the law, but which follow directly from the law:

- Costs of facilities that will benefit new development and existing users must be apportioned between the two groups in determining the amount of the fee. This can be accomplished in either of two ways: (1) by allocating the total cost between new and existing users, or (2) calculating the cost per unit and applying the cost only to new development when calculating impact fees.

- Impact fees that recover the costs of existing unused capacity should be based on the government's actual cost. Carrying costs may be added to reflect the government's actual or imputed interest expense.

The third aspect of the proportionate share requirement is its relationship to the requirement to provide adjustments and credits to impact fees, where appropriate. These requirements ensure that the amount of the impact fee does not exceed the proportionate share.

- The "adjustments" requirement reduces the impact fee to account for past and future payments of other revenues (if such payments are earmarked for, or proratable to, the system improvements that are needed to serve new growth). The impact fees calculated in this study include an adjustment that accounts for any other revenue that is paid by new development and used by the City to pay for a portion of growth's proportionate share of costs. This adjustment is in response to the limitations in RCW 82.02.060 (1)(b) and RCW 82.02.050(2).
- The "credit" requirement reduces impact fees by the value of dedicated land, improvements or construction provided by the developer (if such facilities are in the adopted CFP, identified as the projects for which impact fees are collected, and are required as a condition of development approval). The law does not prohibit a local government from establishing reasonable constraints on determining credits. For example, the location of dedicated land and the quality and design of donated land or recreation facilities can be required to be acceptable to the local government.

## **2. Reasonably Related to Need.**

There are many ways to fulfill the requirement that impact fees be "reasonably related" to the development's need for public facilities, including personal use and use by others in the family or business enterprise (direct benefit), use by persons or organizations who provide goods or services to the fee-paying property or are customers or visitors at the fee paying property (indirect benefit), and geographical proximity (presumed benefit). These measures of relatedness are implemented by the following techniques:

- Impact fees are charged to properties that need (i.e., benefit from) new public facilities. The City of Kirkland provides its infrastructure to all kinds of property throughout the City regardless of the type of use of the

property. Impact fees for parks, however, are only charged to residential development in the City because the dominant stream of benefits redounds to the occupants and owners of dwelling units.

- The relative needs of different types of growth are considered in establishing fee amounts (i.e., different impact values for different types of land use). Chapter 3 uses different numbers of persons per dwelling unit for different types of residential development.
- Feepayers can pay a smaller fee if they demonstrate that their development will have less impact than is presumed in the impact fee schedule calculation for their property classification. Such reduced needs must be permanent and enforceable (i.e., via land use restrictions).

### **3. Reasonably Related to Expenditures.**

Two provisions of Kirkland's municipal code for impact fees comply with the requirement that expenditures be "reasonably related" to the development that paid the impact fee. First, the requirement that fee revenue must be earmarked for specific uses related to public facilities ensures that expenditures are on specific projects, the benefit of which has been demonstrated in determining the need for the projects and the portion of the cost of needed projects that are eligible for impact fees as described in this study. Second, impact fee revenue must be expended or obligated within 10 years, thus requiring the impact fees to be used to benefit to the feepayer and not held by the City.

### **4. Service Areas for Impact Fees**

Impact fees in some jurisdictions are collected and expended within service areas that are smaller than the jurisdiction that is collecting the fees. Impact fees are not required to use multiple service areas unless they are necessary to establish the relationship between the fee and the development. Because of the compact size of the City of Kirkland and the accessibility of its parks to all property within the City, Kirkland's parks serve the entire City, therefore the impact fees are based on a single service area corresponding to the boundaries of the City of Kirkland.

### ***Exemptions***

The City's municipal code for impact fees addresses the subject of exemptions. Exemptions do not affect the impact fee rates calculated in this study because

of the statutory requirement that any exempted impact fee must be paid from other public funds. As a result, there is no increase in impact fee rates to make up for the exemption because there is no net loss to the impact fee account as a result of the exemption.

### ***Developer Options***

A developer who is liable for impact fees has several options regarding impact fees. The developer can submit data and/or analysis to demonstrate that the impacts of the proposed development are less than the impacts calculated in this rate study. The developer can appeal the impact fee calculation by the City of Kirkland. If the local government fails to expend the impact fee payments within 10 years of receipt of such payments, the developer can obtain a refund of the impact fees. The developer can also obtain a refund if the development does not proceed and no impacts are created. All of these provisions are addressed in the City's municipal code for impact fees, and none of them affect the calculation of impact fee rates in this study.

### ***Capital Facilities Plan***

There are references in RCW to the "capital facilities plan" (CFP) as the basis for projects that are eligible for funding by impact fees. Cities often adopt documents with different titles that fulfill the requirements of RCW 82.02.050 et. seq. pertaining to a "capital facilities plan". The City of Kirkland has adopted, and periodically updates the Capital Facilities Plan Element of the City's Comprehensive Plan. In addition, Kirkland annually adopts a 6-year Capital Improvements Program (CIP). These two documents fulfill the requirements in RCW, and are considered to be the "capital facilities plan" (CFP) for the purpose of this impact fee rate study. All references to a CFP in this study are references to the CFP and CIP documents described above.

The requirement to identify existing deficiencies, capacity available for new development, and additional public facility capacity needed for new development is determined by analyzing levels of service for each type of public facility. Chapter 3 provides this analysis.

### ***New Versus Existing Facilities, Accounting Requirements***

Impact fees must be spent on capital projects contained in an adopted capital facilities plan, or they can be used to reimburse the government for the unused capacity of existing facilities. Impact fee payments that are not expended or obligated within 10 years must be refunded unless the City Council makes a written finding that an extraordinary and compelling reason exists to hold the fees for longer than 10 years. In order to verify these two requirements, impact fee

revenues must be deposited into separate accounts of the government, and annual reports must describe impact fee revenue and expenditures. These requirements are addressed by Kirkland's municipal code for impact fees, and are not factors in the impact fee calculations in this study.

### **Data Sources**

The data in this study of impact fees in Kirkland, Washington was provided by the City of Kirkland, unless a different source is specifically cited.

### **Data Rounding**

The data in this study was prepared using computer spreadsheet software. In some tables in this study, there may be very small variations from the results that would be obtained using a calculator to compute the same data. The reason for these insignificant differences is that the spreadsheet software was allowed to calculate results to more places after the decimal than is reported in the tables of these reports. The calculation to extra places after the decimal increases the accuracy of the end results, but causes occasional minor differences due to rounding of data that appears in this study.

### 3. PARK IMPACT FEES

#### Overview

Impact fees for Kirkland’s parks, open space, and recreation facilities use an inventory and valuation of the existing assets in order to calculate the current capital value per person. That amount is multiplied times the future population to identify the value of additional assets needed to provide growth with the same level of investment as the City owns for the current population. The future investment needed for growth is compared to the park projects in the City’s CIP, and if the CIP projects are less than the needed investment an adjustment is calculated that reduces the capital value per person to match the amount of the projects in the CIP. The amount of the impact fee is determined by charging each fee-paying development for the adjusted capital value per person multiplied times the average number of persons per dwelling unit for each type of residential development.

These steps are described below in the formulas, descriptions of variables, tables of data, and explanation of calculations of park impact fees.

#### **Formula 1: Parks Capital Value Per Person**

The capital value per person is calculated by dividing the value of the asset inventory by the current population.

$$1. \quad \begin{array}{c} \text{Value of Parks} \\ \text{Inventory} \end{array} \div \begin{array}{c} \text{Current} \\ \text{Population} \end{array} = \begin{array}{c} \text{Capital Value} \\ \text{Per Person} \end{array}$$

There is one new variable that requires explanation: (A) value of parks inventory.

#### ***Variable (A): Value of Parks Inventory***

The value of the existing inventory of parks, open space and recreation facilities is calculated by determining the value of park land and improvements. The sum of all of the values equals the current value of the City’s park and recreation system. The land values in this study come from King County’s tax assessment data base. The improvement values are from the City of Kirkland based on current replacement costs of similar improvements.

Table 2 lists in alphabetical order the inventory of parks that make up the City of Kirkland’ existing park system. Each listing includes the name, acreage, land

value, improvement value and total value. The total value of park land and improvements currently owned by the City of Kirkland is \$333.1 million. That value is divided by the current population of 82,590 to calculate the capital value of \$4,093.94 per person.

**Table 2: Asset Inventory and Capital Value**

| <b>Name</b>                 | <b>Acres</b> | <b>Land Value</b> | <b>Improvement Value</b> | <b>Total Value</b> |
|-----------------------------|--------------|-------------------|--------------------------|--------------------|
| 132nd Square Park           | 9.7          | \$ 466,000        | \$ 2,462,121             | \$ 2,928,121       |
| Beach Property              | 2.6          | 45,000            | 0                        | 45,000             |
| Brookhaven Park             | 0.9          | 622,100           | 24,725                   | 646,825            |
| Carillon Woods              | 8.7          | 9,634,000         | 180,920                  | 9,814,920          |
| Cedar View Park             | 0.2          | 465,500           | 101,500                  | 567,000            |
| Cotton Hill Park            | 2.2          | 803,000           | 0                        | 803,000            |
| Crestwoods Park             | 26.6         | 13,784,500        | 2,457,493                | 16,241,993         |
| David E. Brink Park         | 0.9          | 15,379,000        | 648,124                  | 16,027,124         |
| Edith Moulton Park          | 26.7         | 3,648,000         | 287,940                  | 3,935,940          |
| Everest Park                | 23.2         | 5,812,800         | 3,918,638                | 9,731,438          |
| Forbes Creek Park           | 2            | 2,852,000         | 524,875                  | 3,376,875          |
| Forbes Lake Park            | 8.8          | 1,382,000         | 0                        | 1,382,000          |
| Heritage Park               | 10.1         | 16,215,500        | 2,091,641                | 18,307,141         |
| Heronfield Wetlands         | 28.1         | 2,128,200         | 16,100                   | 2,144,300          |
| Highlands Park              | 2.7          | 1,271,000         | 351,584                  | 1,622,584          |
| Houghton Beach Park         | 3.8          | 30,150,000        | 2,238,895                | 32,388,895         |
| Juanita Bay Park            | 110.8        | 25,880,200        | 4,886,922                | 30,767,122         |
| Juanita Beach Park          | 21.9         | 10,752,000        | 9,210,079                | 19,962,079         |
| Juanita Heights Park        | 6.1          | 1,168,000         | 5,600                    | 1,173,600          |
| Kingsgate Park              | 6.9          | 1,293,000         | 5,600                    | 1,298,600          |
| Kiwanis Park                | 2.6          | 8,282,000         | 16,000                   | 8,298,000          |
| Lake Ave W Street End Park  | 0.3          | 5,513,278         | 12,700                   | 5,525,978          |
| Marina Park                 | 3.6          | 12,000,000        | 5,573,669                | 17,573,669         |
| Mark Twain Park             | 6.6          | 624,000           | 874,062                  | 1,498,062          |
| Marsh Park                  | 4.1          | 16,950,000        | 705,526                  | 17,655,526         |
| McAuliffe Park              | 11.6         | 2,888,800         | 523,408                  | 3,412,208          |
| Neil-Landguth Wetland Park  | 1.29         | 140,000           | 5,000                    | 145,000            |
| North Kirkland Com Ctr Park | 5.5          | 3,172,800         | 7,196,029                | 10,368,829         |

| Name                           | Acres | Land Value | Improvement Value | Total Value |
|--------------------------------|-------|------------|-------------------|-------------|
| North Rose Hill Woodlands Park | 20.9  | 1,944,000  | 1,100,505         | 3,044,505   |
| Ohde Avenue Pea Patch          | 0.9   | 666,000    | 2,250             | 668,250     |
| Open Space 1138020240          | 0.5   | 189,000    | 0                 | 189,000     |
| Open Space 1437900440          | 0.9   | 1,000      | 0                 | 1,000       |
| Open Space 3295730200          | 1.5   | 1,000      | 0                 | 1,000       |
| Open Space 3326059150          | 1.5   | 988,000    | 0                 | 988,000     |
| Open Space 6639900214          | 1.1   | 177,000    | 0                 | 177,000     |
| Open Space 3326059136          | 1.5   | 1,060,900  | 0                 | 1,060,900   |
| Open Space 2426049132          | 8.3   | 651,000    | 0                 | 651,000     |
| Open Space 2540800430          | 0.1   | 1,000      | 0                 | 1,000       |
| Open Space 3261020380          | 2.0   | 5,000      | 0                 | 5,000       |
| Open Space 3275740240          | 1.0   | 1,000      | 0                 | 1,000       |
| Open Space 3754500950          | 1.9   | 476,000    | 0                 | 476,000     |
| Open Space 6619910290          | 0.1   | 240,000    | 0                 | 240,000     |
| Open Space 7016100600          | 2.2   | 536,000    | 0                 | 536,000     |
| Open Space 7016300061          | 0.8   | 1,000      | 0                 | 1,000       |
| Open Space 7955060320          | 0.7   | 164,000    | 0                 | 164,000     |
| Open Space 9527000610          | 0.8   | 1,000      | 0                 | 1,000       |
| Open Space 1119000270          | 0.4   | 1,000      | 0                 | 1,000       |
| Open Space 3558910830          | 1.9   | 1,000      | 0                 | 1,000       |
| Peter Kirk Park                | 12.5  | 27,181,400 | 17,367,453        | 44,548,853  |
| Phyllis A Needy - Houghton Nbr | 0.5   | 422,000    | 363,653           | 785,653     |
| Reservoir Park                 | 0.6   | 718,000    | 150,300           | 868,300     |
| Rose Hill Meadows              | 4.1   | 1,888,000  | 452,044           | 2,340,044   |
| Settler's Landing              | 0.1   | 1,800,000  | 506,400           | 2,306,400   |
| Snyders Corner Park            | 4.5   | 772,000    | 0                 | 772,000     |
| South Norway Hill Park         | 9.8   | 2,553,400  | 0                 | 2,553,400   |
| South Rose Hill Park           | 2.2   | 450,000    | 480,721           | 930,721     |
| Spinney Homestead Park         | 6.5   | 3,896,000  | 718,878           | 4,614,878   |
| Street End Park                | 0.1   | 299,891    | 0                 | 299,891     |
| Terrace Park                   | 1.8   | 865,700    | 397,787           | 1,263,487   |
| Tot Lot Park                   | 0.5   | 763,000    | 138,205           | 901,205     |

| Name                                  | Acres      | Land Value         | Improvement Value | Total Value        |
|---------------------------------------|------------|--------------------|-------------------|--------------------|
| Van Aalst Park                        | 1.6        | 1,788,000          | 260,160           | 2,048,160          |
| Watershed Park                        | 75.5       | 10,248,900         | 0                 | 10,248,900         |
| Waverly Beach Park                    | 2.8        | 6,605,500          | 1,761,240         | 8,366,740          |
| Windsor Vista Park                    | 4.8        | 977,000            | 0                 | 977,000            |
| Wiviott Property                      | 0.7        | 131,000            | 0                 | 131,000            |
| Yarrow Bay Wetlands                   | 74.2       | 3,209,600          | 0                 | 3,209,600          |
| Cross Kirkland Corridor Trail         | 5.75 miles | 1,000,000          | 4,102,560         | 5,102,560          |
| <b>Total Capital Value of Parks</b>   |            | <b>265,996,969</b> | <b>72,121,304</b> | <b>338,118,273</b> |
| <b>Current Population</b>             |            |                    |                   | <b>82,590</b>      |
| <b>Parks Capital Value per Person</b> |            |                    |                   | <b>\$ 4,093.94</b> |

Parks that list zero values for improvements are either open space that will not ever have improvements of significant value or they are park sites that will be improved in the future, but are not yet improved.

### **Formula 2: Value Needed for Growth**

Impact fees must be related to the needs of growth, as explained in Chapter 2. The first step in determining growth's needs is to calculate the total value of parks that are needed for growth. The calculation is accomplished by multiplying the capital value per person times the number of new persons that are forecast for the City's growth.

$$2. \quad \text{Capital Value per Person} \quad \times \quad \text{Population Growth} \quad = \quad \text{Value Needed for Growth}$$

There is one new variable used in formula 2 that requires explanation: (B) forecast of future population growth.

#### ***Variable (B): Forecast Population Growth***

As part of the City of Kirkland's long-range planning process, including its Comprehensive Plan pursuant to the Growth Management Act, the City prepares forecasts of future growth. During the next 6 years the City expects 4,320 additional people to live in Kirkland.

Table 3 shows the calculation of the value of parks needed for growth. The current capital value per person is from Table 2. The growth in population is from the City of Kirkland, as described above. The result is that Kirkland needs to add parks valued at \$17.6 million in order to serve the growth of 4,320 additional people who are expected to be added to the City’s existing population.

**Table 3: Value of Parks Needed for Growth**

| <b>Capital Value per Person</b> |   | <b>Growth of Population</b> |   | <b>Value Needed for Growth</b> |
|---------------------------------|---|-----------------------------|---|--------------------------------|
| \$ 4,093.94                     | x | 4,320                       | = | \$ 17,685,809                  |

**Formula 3. Investment Needed for Growth**

The investment needed for growth is calculated by subtracting the value of any existing reserve capacity from the total value of parks needed to serve the growth.

$$3. \quad \begin{array}{l} \text{Value} \\ \text{Needed} \\ \text{for Growth} \end{array} - \begin{array}{l} \text{Value of} \\ \text{Existing Reserve} \\ \text{Capacity} \end{array} = \begin{array}{l} \text{Investment} \\ \text{Needed for} \\ \text{Growth} \end{array}$$

There is one new variable used in formula 3 that requires explanation: (C) value of existing reserve capacity of parks.

***Variable (C): Value of Existing Reserve Capacity***

The value of reserve capacity is the difference between the value of the City’s existing inventory of parks, and the value of those assets that are needed to provide the level of service standard for the existing population. Because the capital value per person is based on the current assets and the current population, there is no reserve capacity (i.e., no unused value that can be used to serve future population growth)<sup>3</sup>.

Table 4 shows the calculation of the investment in parks that is needed for growth. The value of parks needed to serve growth (from Table 3) is reduced by the value

<sup>3</sup> Also, the use of the current assets and the current population means there is no existing deficiency. This approach satisfies the requirements of RCW 82.02.050(4) to determine whether or not there are any existing deficiencies in order to ensure that impact fees are not charged for any deficiencies.

of existing reserve capacity, in this case zero, and the result shows that Kirkland needs to invest \$17.6 million in additional parks in order to serve future growth.

**Table 4: Investment Needed in Parks for Growth**

| Value Needed for Growth | - | Value of Existing Reserve Capacity | = | Investment Needed for Growth |
|-------------------------|---|------------------------------------|---|------------------------------|
| \$ 17,685,809           | - | \$ 0                               | = | \$ 17,685,809                |

**Formula 4. Adjustment to be Consistent with Kirkland’s CIP**

Impact fees must be based on and used for projects in the City’s CIP. Impact fees are limited to projects that add capacity to the park system and therefore provide additional parks for growth. Impact fees can only be charged for the portion of the cost of the capacity projects that are not paid for by other funding sources. If the unfunded cost of parks projects that add capacity is less than the investment needed for growth, the impact fee calculations must include an adjustment to limit the fee to an amount that is consistent with the CIP.

The adjustment is calculated by dividing the unfunded cost of CIP projects that add capacity by the amount of the investment that is needed for growth. The result is the percentage of the needed investment that is provided by the CIP.

$$4. \quad \frac{\text{Unfunded Cost of CIP Projects That Add Capacity}}{\text{Investment Needed for Growth}} = \text{Adjustment \%}$$

There is one new variable used in formula 4 that requires explanation: (D) unfunded cost of projects in the CIP that add capacity to the parks.

***Variable (D): Unfunded Cost of CIP Projects that Add Capacity***

The City of Kirkland’s CIP has numerous projects for parks. Some of the projects add capacity to the park system by increasing acreage and/or adding improvements.

The City of Kirkland uses a combination of state grants, local real estate excise taxes and the local park levy to pay for part of the cost of park and recreation capital facilities.

A detailed analysis was made of the City's 2015-20 CIP<sup>4</sup>. There are a total of \$21.4 million of parks projects. Projects costing \$11.6 million add capacity to the park system, and therefore are considered projects eligible for impact fee funding. However, \$4.7 million of the capacity projects have identified potential funding from grants and/or local revenues. The remaining \$6.9 million cost of the capacity projects is unfunded, and therefore only that amount is eligible to be the basis of the park impact fee.

Revenues that are used for repair, maintenance or operating costs are not used to reduce impact fees because they are not used, earmarked or prorated for the system improvements that are the basis of the impact fees. Revenues from past taxes paid on vacant land prior to development are not included because new capital projects do not have prior costs, therefore prior taxes did not contribute to such projects.

The other potential credits that reduce capacity costs (and subsequent impact fees) are donations of land or other assets by developers or builders. Those reductions depend upon specific arrangements between the developer and the City of Kirkland. Reductions in impact fees for donations are calculated on a case-by-case basis at the time impact fees are to be paid.

Table 5 shows the calculation of the adjustment percentage. The \$6.9 million unfunded cost of CIP projects that add capacity is divided by the \$17.7 million investment that is needed for growth in order to provide the current capital value per person to all new residential development. The calculation is that the CIP projects will provide 38.77% of the investment needed for growth. That percentage is the adjustment percent.

**Table 5: Adjustment for Consistency with CIP**

| <b>Unfunded Cost of CIP Projects That Add Capacity</b> |   | <b>Investment Needed for Growth</b> |   | <b>Adjustment %</b> |
|--|---|-------------------------------------|---|---------------------|
| \$ 6,857,400   | / | \$ 17,685,809                       | = | 38.77%              |

**Formula 5: Growth Cost Per Person**

The growth cost per person is calculated by multiplying the current capital value per person by the adjustment percent.

<sup>4</sup> The analysis is presented in the Appendix.

$$5. \quad \begin{array}{c} \text{Capital Value} \\ \text{per Person} \end{array} \times \begin{array}{c} \text{Adjustment} \\ \% \end{array} = \begin{array}{c} \text{Growth Cost} \\ \text{per Person} \end{array}$$

There are no new variables used in formula 5. Both variables were developed in previous formulas.

Table 6 shows the calculation of the cost per person adjusted for park CIP capacity projects that needs to be paid by growth. The capital value per person (from Table 2), is multiplied times the adjustment percent (from Table 5), and the result shows that cost for parks to be paid by growth is \$1,587.36 per person.

**Table 6: Growth Cost per Person**

| Capital Value per Person |   | Adjustment % | = | Growth Cost per Person |
|--------------------------|---|--------------|---|------------------------|
| \$ 4,093.94              | X | 38.77%       | = | \$ 1,587.36            |

**Formula 6: Impact Fee per Unit of Development**

The amount to be paid by each new unit of residential development depends on the average number of persons per dwelling unit. The cost per unit of development is calculated by multiplying the growth cost per person by the average persons per dwelling unit for each type of development.

$$6. \quad \begin{array}{c} \text{Growth Cost} \\ \text{per Person} \end{array} \times \begin{array}{c} \text{Persons per} \\ \text{Dwelling Unit} \end{array} = \begin{array}{c} \text{Cost per Unit} \\ \text{of Residential} \\ \text{Development} \end{array}$$

There is one new variable used in formula 6 that requires explanation: (E) persons per dwelling unit.

***Variable (E): Persons Per Dwelling Unit***

An average single-family home is larger than an average multi-family residence, and it houses a larger average number of persons per dwelling unit. The City of Kirkland Planning Department provided the average number of persons per dwelling unit that are used in Table 7.

Table 7 shows the calculation of the parks impact fee per unit of development. The growth cost of \$1,587.36 per person from Table 6 is multiplied times the

average number of persons per dwelling unit to calculate the impact fee per unit of residential development.

**Table 7: Impact Fee per Unit**

| <b>Type of Development</b> | <b>Growth Cost per Person</b> |   | <b>Average Number of Persons per Dwelling Unit</b> |   | <b>Impact Fee Per Unit of Development</b> |
|----------------------------|-------------------------------|---|--|---|---|
| Single-family              | \$ 1,587.36                   | x | 2.5  | = | \$ 3,968.40                               |
| Multi-family               | 1,587.36                      | x | 1.9  | = | 3,015.99                                  |

## APPENDIX: PARKS CIP PROJECTS THAT ADD CAPACITY 2015-2020

The Parks Capital Improvement Program (CIP) for 2015-2020 contains 18 projects. Their project numbers and names are listed in columns 1 and 2 of Table A-1. The cost of the projects listed in column 3 totals \$21,441,500. Column 4 lists the percent of each project that capacity to the park system by increasing acreage and/or adding improvements. These additions increase the value of the park system, and therefore provide value that serves growth. The capacity cost of the projects is determined by multiplying the capacity % (column 4) times the total cost (column 3). The resulting capacity costs listed in column 5 totals \$11,589,000. The non-capacity cost is the difference between the total cost and the capacity cost, and represents repairs, remodeling, renovations and other costs that take care of current assets, but do not add to the capacity of the assets. Column 6 shows the non-capacity costs that total \$9,852,500.

Columns 7 through 9 itemize the amounts of funding that Kirkland estimates will become available to pay a portion of the total cost of each project. The sources are local real estate excise taxes (REET in column 7), money held in reserve from previous years (column 8), proceeds from the 2012 park levy (a local property tax in column 9), and contributions to Kirkland in the form of grants from other governments or donations from individuals or businesses (column 10). The total of all funding for each project is listed in column 11, and the total for all projects is \$14,584,100.

The unfunded capacity cost is calculated by subtracting the total funding (column 11) from the total cost (column 3). This is calculated by applying the other funding first to the non-capacity costs, then to the capacity costs. Any amount or projects that is unfunded is therefore a capacity cost, and it is eligible for impact fees paid by new development. The amounts for each project are listed in column 12, and the total for all projects is \$6,857,400.

Specific totals derived from this analysis are summarized in Variable D of Formula 4 in Chapter 3 of this study.

Table A-1: Kirkland Parks CIP Projects that Add Capacity – 2015-2020

| 1           | 2   | 3          | 4          | 5             | 6                 | 7               | 8                | 9                  | 10                           | 11            | 12                     |
|-------------|---|------------|------------|---------------|-------------------|-----------------|------------------|--------------------|------------------------------|---------------|------------------------|
| Project #   | Project Name  | Total Cost | % Capacity | Capacity Cost | Non-Capacity Cost | Funding: REET 1 | Funding: Reserve | Funding: Park Levy | Funding: Grants or Donations | Total Funding | Unfunded Capacity Cost |
| PK 0049     | Open Space, Pk Land & Trail Acq Grant Match Program | 100,000    | 100%       | 100,000       | 0                 | 0               | 100,000          | 0                  | 0                            | 100,000       | 0                      |
| PK 0066     | Park Play Area Enhancements                         | 350,000    | 25%        | 87,500        | 262,500           | 300,000         | 0                | 0                  | 0                            | 300,000       | 50,000                 |
| PK 0087 100 | Waverly Beach Park Renovation                       | 595,500    | 60%        | 357,300       | 238,200           | 0               | 504,500          | 0                  | 91,000                       | 595,500       | 0                      |
| PK 0087 101 | Waverly Beach Park Renovation Phase 2               | 1,250,000  | 40%        | 500,000       | 750,000           | 0               | 0                | 873,000            | 0                            | 873,000       | 377,000                |
| PK 0119 002 | Juanita Beach Park Development Phase 2              | 1,308,000  | 10%        | 130,800       | 1,177,200         | 678,000         |                  |                    | 500,000                      | 1,178,000     | 130,000                |
| PK 0119-100 | Juanita Beach Bathhouse Replacement & Shelter       | 1,200,000  | 20%        | 240,000       | 960,000           | 0               | 0                | 1,200,000          | 0                            | 1,200,000     | 0                      |
| PK 0121     | Green Kirkland Forest Restoration Project           | 500,000    | 0%         | 0             | 500,000           | 450,000         | 0                | 0                  | 50,000                       | 500,000       | 0                      |
| PK 0133-100 | Dock and Shoreline Renovations                      | 1,000,000  | 0%         | 0             | 1,000,000         | 0               | 0                | 1,000,000          | 0                            | 1,000,000     | 0                      |
| PK 0133-200 | City-School Playfield Partnership                   | 1,850,000  | 25%        | 462,500       | 1,387,500         | 0               | 0                | 1,000,000          | 850,000                      | 1,850,000     | 0                      |
| PK 0133-300 | Neighborhood Park Land Acquisition                  | 2,984,000  | 100%       | 2,984,000     | 0                 | 0               | 0                | 2,250,000          | 0                            | 2,250,000     | 734,000                |
| PK 0133-400 | Edith Moulton Park Renovation                       | 800,000    | 25%        | 200,000       | 600,000           | 0               | 0                | 600,000            | 0                            | 600,000       | 200,000                |
| PK 0133-401 | Edith Moulton Park Renovation Phase 2               | 1,115,000  | 70%        | 780,500       | 334,500           | 127,400         | 7,600            | 200,000            | 0                            | 335,000       | 780,000                |
| PK 0134     | 132nd Square Park Playfield Improvements            | 637,000    | 20%        | 127,400       | 509,600           | 509,600         | 0                | 0                  | 0                            | 509,600       | 127,400                |
| PK 0138     | Everest Park Restroom/ Storage Building Replacement | 708,000    | 0%         | 0             | 708,000           | 708,000         | 0                | 0                  | 0                            | 708,000       | 0                      |

Rate Study for Park Impact Fees • City of Kirkland

| 1  | 2   | 3          | 4          | 5             | 6                 | 7               | 8                | 9                  | 10                           | 11            | 12                     |
|--|---|------------|------------|---------------|-------------------|-----------------|------------------|--------------------|------------------------------|---------------|------------------------|
| Project #  | Project Name  | Total Cost | % Capacity | Capacity Cost | Non-Capacity Cost | Funding: REET 1 | Funding: Reserve | Funding: Park Levy | Funding: Grants or Donations | Total Funding | Unfunded Capacity Cost |
| PK 0139 200  | Totem Lake Park master Plan & Development   | 1,744,000  | 100%       | 1,744,000     | 0                 | 660,000         | 0                | 0                  | 500,000                      | 1,160,000     | 584,000                |
| PK 0139 300  | Totem Lake Park Development Phase 2   | 2,800,000  | 100%       | 2,800,000     | 0                 | 0               | 0                | 0                  | 0                            | 0             | 2,800,000              |
| New project based on CNM 0024 301 - PK 146 (working project #) | King County Eastside Rail Acquisition in North Kirkland - CKC North Extension Development | 1,000,000  | 100%       | 1,000,000     | 0                 | 0               | 0                | 0                  | 0                            | 0             | 1,000,000              |
| PK 147 (working project #)                                     | Parks Maintenance Center  | 1,500,000  | 5%         | 75,000        | 1,425,000         | 1,425,000       | 0                | 0                  | 0                            | 1,425,000     | 75,000                 |
| <b>Totals</b>  |   | 21,441,500 |            | 11,589,000    | 9,852,500         | 4,858,000       | 612,100          | 7,123,000          | 1,991,000                    | 14,584,100    | 6,857,400              |

**CITY OF KIRKLAND****Department of Parks & Community Services**

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

[www.kirklandwa.gov](http://www.kirklandwa.gov)

---

**To:** Park Board

**From:** Michael Cogle, Deputy Director

**Date:** September 4, 2015

**Subject:** 2015-2020 Capital Improvement Program (CIP)

**RECOMMENDATION:**

That the Park Board receive an update on the CIP Update process. No action is requested of the Board at this time.

**BACKGROUND DISCUSSION:**

In April 2015 the Park Board reviewed and approved the staff's recommendation for the Parks' Preliminary 2015-2020 CIP. The recommendation was subsequently forwarded to the City Manager to assist in formulating his recommendation to the City Council. **Attachment A** provides a summary of the Parks Preliminary CIP as presented to the City Council in July 2015. At the upcoming Board meeting staff will discuss the recommendation, including any differences from what the Board reviewed in April.

On September 1, 2015 the City Council held a public hearing on the City's Preliminary 2015-2020 CIP. Only one Kirkland resident spoke at the hearing. Scott Morris, representing the Finn Hill Neighborhood Alliance, urged the Council to consider funding acquisition of additional park land near/adjacent to Juanita Heights Park. A number of community members have also emailed the Council similarly urging that funding be provided for the project, which currently is unfunded. Staff has been requested by the Council to provide more information about this issue; **Attachment B** includes two maps which staff will discuss at the Board's meeting.

Attachments

# Parks

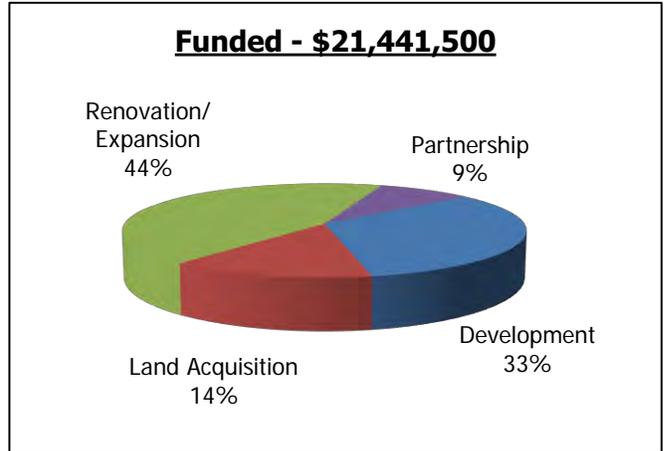


## Capital Improvement Program

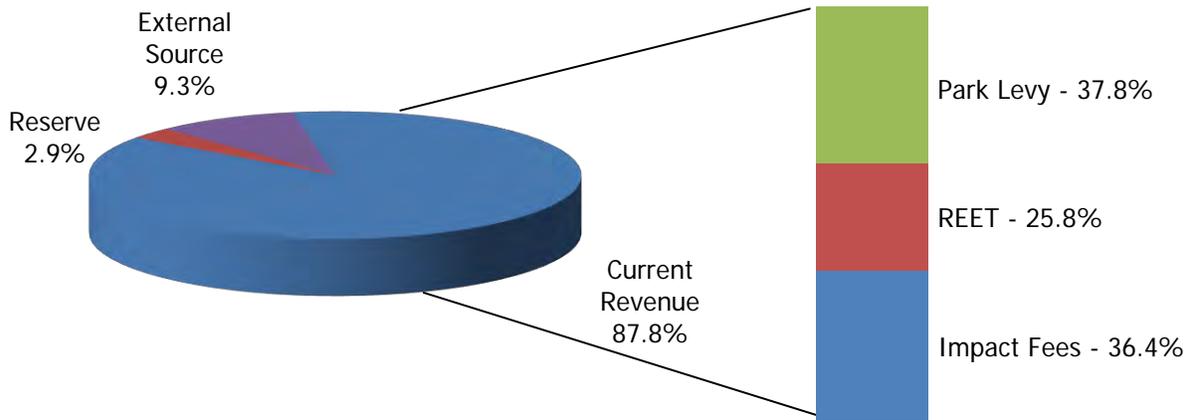
---



# Parks



## Funding Sources



## **Parks Funding - \$21,441,500**

**Average Annual Current Revenues**

- Park Levy - \$1,187,167
- Real Estate Excise Tax - \$821,833
- Impact Fees - \$1,142,900
- Total Average Revenue - \$3,151,900

**City of Kirkland  
2015-2020 Preliminary Capital Improvement Program**

**PARK PROJECTS**

**Funded Projects:**

| Project Number                    | Project Title  | Prior Year(s)    | 2015             | 2016             |
|-----------------------------------|--|------------------|------------------|------------------|
| PK 0049                           | Open Space, Pk Land & Trail Acq Grant Match Program            |                  | 100,000          |                  |
| <i>PK 0066</i>                    | <i>Park Play Area Enhancements</i>                             |                  | 50,000           | 50,000           |
| <i>PK 0087 100</i>                | <i>Waverly Beach Park Renovation</i>                           | 739,000          | 595,500          |                  |
| <i>PK 0087 101+</i>               | <i>Waverly Beach Park Renovation Phase 2</i>                   |                  |                  |                  |
| <i>PK 0119 002</i>                | <i>Juanita Beach Park Development Phase 2</i>                  |                  |                  |                  |
| <i>PK 0119 100</i>                | <i>Juanita Beach Bathhouse Replacement &amp; Shelter</i>       |                  | 200,000          | 1,000,000        |
| <i>PK 0121</i>                    | <i>Green Kirkland Forest Restoration Program</i>               |                  | 125,000          | 75,000           |
| <i>PK 0133 100</i>                | <i>Dock &amp; Shoreline Renovations</i>                        |                  | 250,000          | 250,000          |
| <i>PK 0133 200</i>                | <i>City-School Playfield Partnership</i>                       |                  | 850,000          |                  |
| <i>PK 0133 300</i>                | <i>Neighborhood Park Land Acquisition</i>                      |                  |                  |                  |
| <i>PK 0133 400</i>                | <i>Edith Moulton Park Renovation</i>                           | 200,000          | 600,000          | 200,000          |
| <b>PK 0133 401</b>                | <b>Edith Moulton Park Renovation Phase 2</b>                   |                  |                  | <b>1,115,000</b> |
| <i>PK 0134</i>                    | <i>132nd Park Playfields Renovation</i>                        | 75,000           | 509,600          | 127,400          |
| <i>PK 0138</i>                    | <i>Everest Park Restroom/Storage Building Replacement</i>      | 75,000           |                  |                  |
| <b>PK 0139 200</b>                | <b>Totem Lake Park Master Plan &amp; Development (Phase I)</b> | <b>120,000</b>   | <b>125,000</b>   | <b>535,000</b>   |
| <b>PK 0139 300</b>                | <b>Totem Lake Park Development Phase 2</b>                     |                  |                  |                  |
| <b>PK 0146</b>                    | <b>CKC North Extension Trail Development</b>                   |                  |                  |                  |
| <b>PK 0147</b>                    | <b>Parks Maintenance Center</b>                                |                  |                  |                  |
| <b>Total Funded Park Projects</b> |  | <b>1,209,000</b> | <b>3,405,100</b> | <b>3,352,400</b> |

Notes

*Italics = Modification in timing and/or cost (see Project Modification/Deletion Schedule for more detail)*

**Bold = New projects**

+ = Moved from unfunded status to funded status

" = Moved from funded status to unfunded status

| 2017             | 2018             | 2019             | 2020             | 2015-2020<br>Total | Funding Source     |                  |                |                  |                    |
|------------------|------------------|------------------|------------------|--------------------|--------------------|------------------|----------------|------------------|--------------------|
|                  |                  |                  |                  |                    | Current<br>Revenue | Park Levy        | Reserve        | Impact Fees      | External<br>Source |
|                  |                  |                  |                  | 100,000            |                    |                  | 100,000        |                  |                    |
| 50,000           | 50,000           | 75,000           | 75,000           | 350,000            | 300,000            |                  |                | 50,000           |                    |
|                  |                  |                  |                  | 595,500            |                    |                  | 504,500        |                  | 91,000             |
|                  |                  | 250,000          | 1,000,000        | 1,250,000          |                    | 873,000          |                | 377,000          |                    |
| 100,000          | 1,208,000        |                  |                  | 1,308,000          | 678,000            |                  |                | 130,000          | 500,000            |
|                  |                  |                  |                  | 1,200,000          |                    | 1,200,000        |                |                  |                    |
| 75,000           | 75,000           | 75,000           | 75,000           | 500,000            | 450,000            |                  |                |                  | 50,000             |
|                  |                  | 250,000          | 250,000          | 1,000,000          |                    | 1,000,000        |                |                  |                    |
| 500,000          | 500,000          |                  |                  | 1,850,000          |                    | 1,000,000        |                |                  | 850,000            |
| 750,000          | 750,000          | 750,000          | 734,000          | 2,984,000          |                    | 2,250,000        |                | 734,000          |                    |
|                  |                  |                  |                  | 800,000            |                    | 600,000          |                | 200,000          |                    |
|                  |                  |                  |                  | <b>1,115,000</b>   | <b>127,400</b>     | <b>200,000</b>   | <b>7,600</b>   | <b>780,000</b>   |                    |
|                  |                  |                  |                  | 637,000            | 509,600            |                  |                | 127,400          |                    |
|                  |                  | 708,000          |                  | 708,000            | 708,000            |                  |                |                  |                    |
| <b>1,084,000</b> |                  |                  |                  | <b>1,744,000</b>   | <b>660,000</b>     |                  |                | <b>584,000</b>   | <b>500,000</b>     |
|                  | <b>800,000</b>   | <b>1,000,000</b> | <b>1,000,000</b> | <b>2,800,000</b>   |                    |                  |                | <b>2,800,000</b> |                    |
|                  | <b>250,000</b>   | <b>750,000</b>   |                  | <b>1,000,000</b>   |                    |                  |                | <b>1,000,000</b> |                    |
|                  | <b>250,000</b>   | <b>500,000</b>   | <b>750,000</b>   | <b>1,500,000</b>   | <b>1,425,000</b>   |                  |                | <b>75,000</b>    |                    |
| <b>2,559,000</b> | <b>3,883,000</b> | <b>4,358,000</b> | <b>3,884,000</b> | <b>21,441,500</b>  | <b>4,858,000</b>   | <b>7,123,000</b> | <b>612,100</b> | <b>6,857,400</b> | <b>1,991,000</b>   |

## PARK PROJECTS

### Unfunded Projects:

| Project Number                       | Project Title  | Total              |
|--------------------------------------|--|--------------------|
| <b>PK 0056 100</b>                   | <b>Forbes Lake Park Trail Improvements Phase 2</b>           | <b>4,000,000</b>   |
| PK 0095 100                          | Heritage Park Development - Phase III & IV                   | 2,500,000          |
| PK 0097                              | Reservoir Park Renovation                                    | 500,000            |
| PK 0108                              | McAuliffe Park Development                                   | 7,000,000          |
| PK 0114                              | Mark Twain Park Renovation                                   | 750,000            |
| <i>PK 0114 101"</i>                  | <i>Mark Twain Park Renovation (Design)</i>                   | <i>75,000</i>      |
| <i>PK 0116</i>                       | <i>Lee Johnson Field Artificial Turf Installation</i>        | <i>1,750,000</i>   |
| PK 0119 200                          | Juanita Beach Park Development (Phase 3)                     | 10,000,000         |
| <i>PK 0122 100</i>                   | <i>Community Recreation Facility Construction</i>            | <i>67,000,000</i>  |
| <i>PK 0124"</i>                      | <i>Snyder's Corner Park Site Development</i>                 | <i>1,000,000</i>   |
| PK 0125                              | Dock Renovations   | 250,000            |
| PK 0126                              | Watershed Park Master Planning & Park Development            | 1,100,000          |
| PK 0127                              | Kiwanis Park Master Planning & Park Development              | 1,100,000          |
| PK 0128                              | Yarrow Bay Wetlands Master Planning & Park Development       | 1,600,000          |
| PK 0129                              | Heronfield Wetlands Master Planning & Development            | 1,600,000          |
| <i>PK 0131"</i>                      | <i>Park and Open Space Acquisition Program</i>               | <i>3,000,000</i>   |
| <b>PK 0135 100</b>                   | <b>Juanita Heights Park Expansion</b>                        | <b>1,000,000</b>   |
| PK 0136                              | Kingsgate Park Master Planning and Park Development          | 1,150,000          |
| PK 0139 101                          | Totem Lake Park Acquisition                                  | 3,000,000          |
| <b>PK 0139 400</b>                   | <b>Totem Lake Park Development - Phase 3</b>                 | <b>13,000,000</b>  |
| <b>PK 0141 000</b>                   | <b>South Norway Hill Park Improvements</b>                   | <b>750,000</b>     |
| <b>PK 0142 000</b>                   | <b>Doris Cooper Houghton Beach Park Restroom Replacement</b> | <b>850,000</b>     |
| <b>PK 0143 000</b>                   | <b>Marsh Park Restroom Replacement</b>                       | <b>700,000</b>     |
| <b>PK 0144 000</b>                   | <b>Cedar View Park Improvements</b>                          | <b>150,000</b>     |
| <b>PK 0145 000</b>                   | <b>Environmental Education Center</b>                        | <b>2,000,000</b>   |
| <b>Total Unfunded Parks Projects</b> |  | <b>125,825,000</b> |

### Notes

*Italics = Modification in timing and/or cost*

**Bold = New projects**

+ = Moved from unfunded status to funded status

" = Moved from funded status to unfunded status

**CITY OF KIRKLAND  
2015-2020 CAPITAL IMPROVEMENT PROGRAM  
PROJECT SUMMARY**

**PARKS - Parks**

**PK 0049 000 OPEN SPACE, PARK LAND & TRAIL ACQUISITION GRANT MATCH PROGRAM**

City-wide This project would establish a park and trail acquisition fund to assist with or provide funding for acquisition of key sites as they become available. Acquiring more sites would fill gaps in the City's park system, provide open space contiguous to existing parks or provide important linkages. This project allows the City to remain eligible for State-funded grant programs.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| Ongoing       | \$0           | \$100,000       | \$0            | \$100,000     |

**PK 0066 000 PARK PLAY AREA ENHANCEMENTS**

City-wide Design, purchase, and construction of new or replacement playground/play area equipment and surfacing. This project provides for the regular and on-going improvement to worn-out equipment in City parks. Parks are determined on an annual basis as funding is available and based on a safety and quality inspection of existing equipment and play areas in City parks. Preliminary schedule: 2015: Van Aalst Park; 2016: Forbes Creek Park; 2017: Terrace Park; 2018: Tot Lot Park; 2019: NKCC; 2020: Everest Park.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| Ongoing       | \$0           | \$350,000       | \$0            | \$350,000     |

**PK 0087 100 WAVERLY BEACH PARK RENOVATION**

Market Renovation of community waterfront park. Improvements may include accessibility improvements, shoreline restoration, new landscaping, drainage system, etc. Implement Low Impact Development (LID) practices as part of project. Project recommended by Park Funding Exploratory Committee (PFEC) funded by levy approved by voters in November 2012.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2013          | \$739,000     | \$595,500       | \$0            | \$1,334,500   |

**PK 0087 101 WAVERLY BEACH PARK RENOVATION (PHASE 2)**

Market Second phase of renovation to community waterfront park. Improvements may include those not completed in first phase, such as accessibility improvements from Waverly Way, shoreline restoration, parking improvements, and landscaping.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2019          | \$0           | \$1,250,000     | \$0            | \$1,250,000   |

**PK 0119 002 JUANITA BEACH PARK DEVELOPMENT (PHASE 2)**

South Juanita Implementation of park master plan improvements. Funding for 2017/2018 targeted for second phase of improvements to the park's beach side, and may include select improvements to the park's north side, as described in the park master plan. City funding would be utilized to match a maximum \$500,000 required grant from either State or Federal sources.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2017          | \$0           | \$1,308,000     | \$0            | \$1,308,000   |

**PK 0119 100 JUANITA BEACH PARK BATHHOUSE REPLACEMENT**

South Juanita Replacement of existing bathhouse facility with new structure to accommodate restrooms, showers, maintenance, and non-motorized boating concession. Design and placement as specified in adopted park master plan. Site-related costs include demolition of existing structure, site restoration and landscaping, new electrical service for entire park, reconfigured pathways, and relocation of playground area.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2015          | \$0           | \$1,200,000     | \$0            | \$1,200,000   |

**PK 0121 000 GREEN KIRKLAND FOREST RESTORATION PROGRAM**

City-wide Implementation of 20-year urban forest, wetlands, and natural areas restoration plan in City parks, including removal of invasive plants such as English ivy and Himalayan blackberry. Planting of new trees and native shrubs/groundcover.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| Ongoing       | \$0           | \$500,000       | \$0            | \$500,000     |

**PK 0133 100 DOCK AND SHORELINE RENOVATIONS**

City-wide Dock and shoreline renovations at select waterfront parks. Conduct engineering assessment of existing dock structures. Replace decking material to see-through habitat-friendly system. Remove concrete bulkhead and replace with soft shoreline. Project locations include: Marina Park, Marsh Park, Houghton Beach, Brink Park, 2nd Ave S Dock.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| Ongoing       | \$0           | \$1,000,000     | \$0            | \$1,000,000   |

**PK 0133 200 CITY-SCHOOL PLAYFIELD PARTNERSHIP**

City-wide Development/improvements to playfields at public school sites to improve playability, safety, and aesthetics. Funding provided to supplement Lake Washington School District (LWSD) school modernization program as selected schools are replaced. School sites to be determined in conjunction with LWSD. Includes installation of synthetic turf field at Lakeview Elementary in partnership with LWSD and SRM Development.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| Ongoing       | \$0           | \$1,850,000     | \$0            | \$1,850,000   |

**PK 0133 300 NEIGHBORHOOD PARK LAND ACQUISITION**

City-wide Acquisition of land for new neighborhood parks in areas of city where gaps in level of service guidelines have been identified in the Park, Recreation, and Open Space (PROS) Plan. Eight locations include: Finn Hill, Kingsgate (2), N. Juanita (2), N. Rose Hill, S. Rose Hill, Bridle Trails.

Project is funded from 2012 Park Levy for 2017 - 2019; Project is funded from other Current Revenue in 2020.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| Ongoing       | \$0           | \$2,984,000     | \$0            | \$2,984,000   |

**PK 0133 400 EDITH MOULTON PARK RENOVATION**

North Juanita Develop and implement park master plan. Improvements include trail enhancements, creek restoration, landscaping improvements, irrigation, and street frontage.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2013          | \$200,000     | \$800,000       | \$0            | \$1,000,000   |

**PK 0133 401 EDITH MOULTON PARK RENOVATION PHASE 2**

North Juanita This phase of improvements to Edith Moulton Park, as identified in the approved Master Plan, includes construction of a new restroom, picnic shelter, playground, community garden, off-leash dog trail, and additional trail and landscape improvements.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2016          | \$0           | \$1,115,000     | \$0            | \$1,115,000   |

**PK 0134 000 132ND SQUARE PARK PLAYFIELDS RENOVATION**

Kingsgate Renovation of community playfields at park. Existing fields serve youth baseball/softball, soccer, and neighborhood activities. Improvements will include new drainage and irrigation systems, new infield surfacing, and new lawns. New fencing and backstops.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2013          | \$75,000      | \$637,000       | \$0            | \$712,000     |

**PK 0138 000 EVEREST PARK RESTROOM/STORAGE BUILDING REPLACEMENT**

Everest Replacement of existing structure with new facility. Existing structure is approximately 50 years old and is reaching the end of its useful life.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2014          | \$75,000      | \$708,000       | \$0            | \$783,000     |

**PK 0139 200 TOTEM LAKE PARK DEVELOPMENT PHASE 1**

Totem Lake Develop Totem Lake Park consistent with adopted Master Plan.

Phase 1 implementation to include northern trail and boardwalk segment connecting the park's existing trail system to the Cross Kirkland Corridor. Additional project components include wetland enhancements and environmental interpretive features.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2015          | \$0           | \$1,744,000     | \$0            | \$1,744,000   |

**PK 0139 300 TOTEM LAKE PARK DEVELOPMENT - PHASE 2**

Totem Lake Second phase of implementation of Totem Lake Park Master Plan. This phase would focus on improvements near and within the adjacent Cross Kirkland Corridor, including trail development, viewing decks, wetland mitigation and restoration, habitat enhancements, landscaping, fencing, and irrigation.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2018          | \$0           | \$2,800,000     | \$0            | \$2,800,000   |

**PK 0146 000 CKC NORTH EXTENSION TRAIL DEVELOPMENT**

Totem Lake The Cross Kirkland Corridor (CKC) currently ends at 132nd Avenue approximately 1.3 miles south of the Kirkland city limits. This project will develop the portion of the Eastside Rail Corridor that is within the city limits but is not currently owned by the City. Once ownership is secured, the City would proceed with trail development and make the corridor more accessible to Kirkland residents.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2018          | \$0           | \$1,000,000     | \$0            | \$1,000,000   |

**PK 0147 000 PARKS MAINTENANCE CENTER**

City-wide Development of a new operations center to support the Parks Maintenance Division.

| PROJECT START | Prior Year(s) | 2015-2020 Total | Future Year(s) | TOTAL PROJECT |
|---------------|---------------|-----------------|----------------|---------------|
| 2018          | \$0           | \$1,500,000     | \$0            | \$1,500,000   |

# City of Kirkland

## Preliminary 2015-2020 Capital Improvement Program

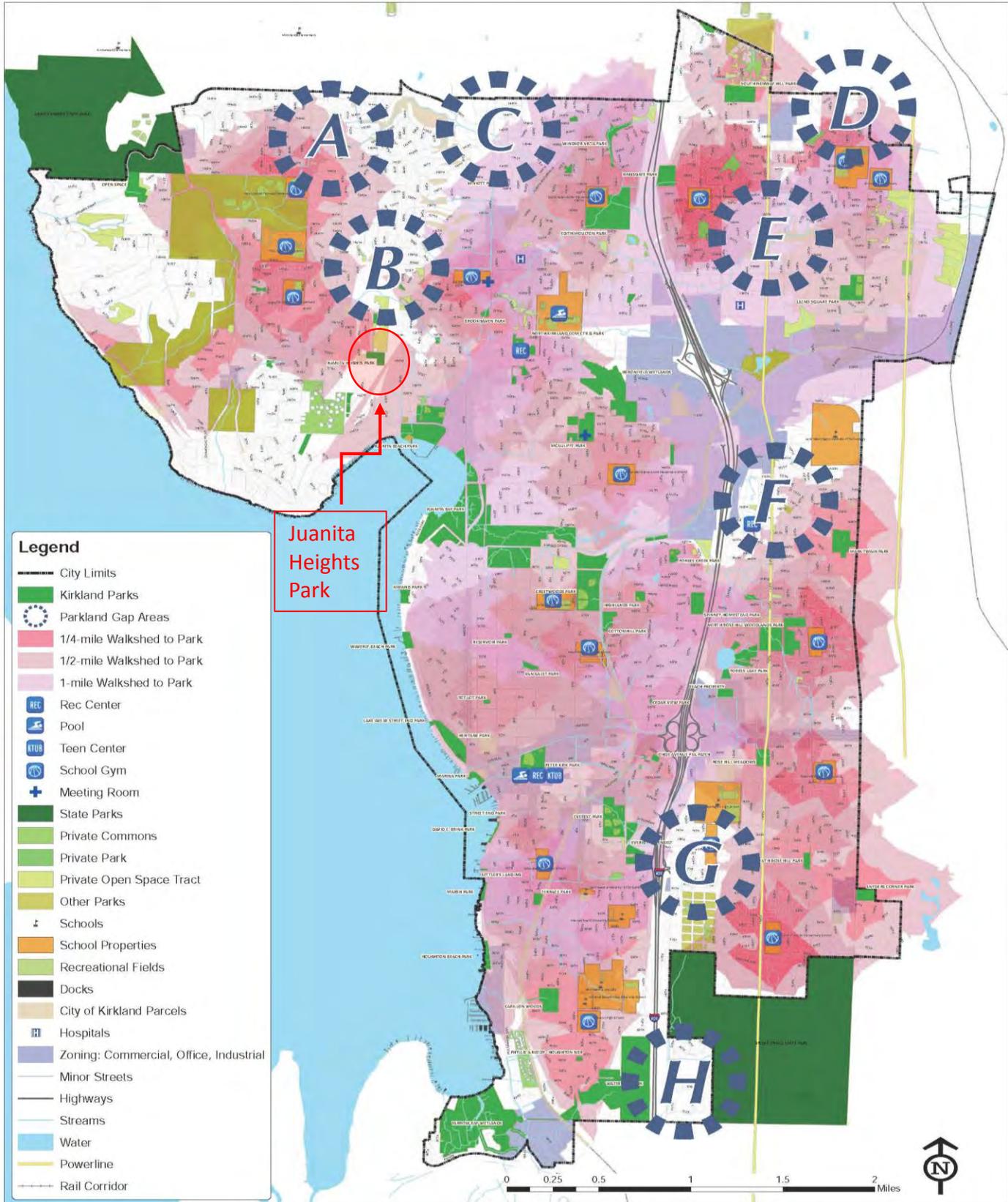
### ACTIVE PROJECTS-PARKS

#### Prior Activity - Projects Active as of 12/31/2014:

| Project Number | Project Title                                      | Proj. Budget through 2014* | Expenses through 2014 | Proj Balance 12/31/2014 |
|----------------|--|----------------------------|-----------------------|-------------------------|
| PK 0056        | Forbes Lake Park Development                       | 858,226                    | 302,923               | 555,303                 |
| PK 0066        | Park Play Area Enhancements                        | 898,891                    | 711,343               | 187,548                 |
| PK 0087 100    | Waverly Beach Park Renovovation                    | 739,000                    | 242,181               | 496,819                 |
| PK 0095 200    | Heritage Park - Heritage Hall Renovations          | 50,000                     | 4,128                 | 45,872                  |
| PK 0108        | McAuliffe Park Development                         | 288,414                    | 124,223               | 164,191                 |
| PK 0113 100    | Spinney Homestead Park Renovation                  | 493,000                    | 47                    | 492,953                 |
| PK 0115        | Terrace Park Renovation                            | 515,000                    | 47                    | 514,953                 |
| PK 0121        | Green Kirkland Program                             | 595,183                    | 538,517               | 56,666                  |
| PK 0123        | Peter Kirk Pool Upgrades                           | 175,000                    | 82,009                | 92,991                  |
| PK 0124**      | Snyder's Corner Park Site Development              | 75,000                     | -                     | 75,000                  |
| PK 0133 113    | 2013 Dock & Shoreline Renovations                  | 150,000                    | 38,553                | 111,447                 |
| PK 0133 114    | 2014 Dock & Shoreline Renovations                  | 150,000                    | 27,684                | 122,316                 |
| PK 0133 400    | Edith Moulton Park Renovation                      | 200,000                    | 119,564               | 80,436                  |
| PK 0134        | 132nd Park Playfields Renovation                   | 75,000                     | -                     | 75,000                  |
| PK 0138        | Everest Park Restroom/Storage Building Replacement | 75,000                     | -                     | 75,000                  |
| PK 0139 100    | Totem Lake Park Master Plan                        | 120,000                    | 111,422               | 8,578                   |
| <b>Total</b>   |  | <b>5,457,714</b>           | <b>2,302,639</b>      | <b>3,155,075</b>        |

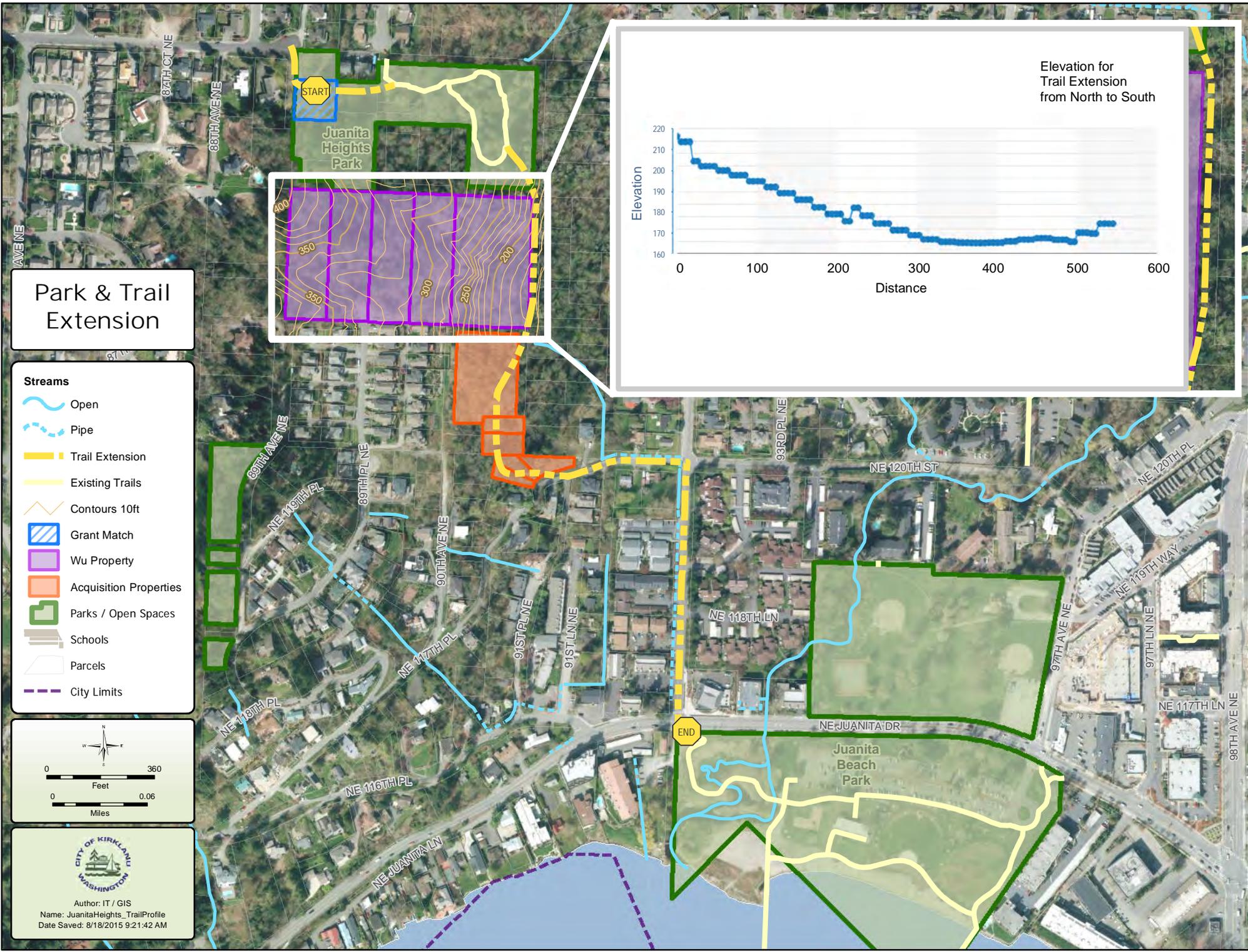
\*Includes prior years' project balance plus 2013-14 funding

\*\*Funding re-purposed for Waverly Beach Park Renovations CPK 0087 100 as approved by Council February 2015



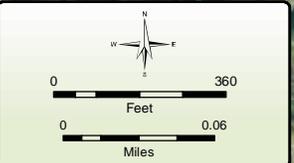
Juanita Heights Park

MAP 4: Parkland Gap Areas



# Park & Trail Extension

- Streams**
- Open
  - Pipe
  - Trail Extension
  - Existing Trails
  - Contours 10ft
  - Grant Match
  - Wu Property
  - Acquisition Properties
  - Parks / Open Spaces
  - Schools
  - Parcels
  - City Limits



Author: IT / GIS  
 Name: JuanitaHeights\_TrailProfile  
 Date Saved: 8/18/2015 9:21:42 AM

