

City of Kirkland Transportation Impact Fees

April 13, 2007

BACKGROUND

- Develop Rate Study
- Impact Fee Project List
- Growth Estimates
- Trip Generation Rates for Land Uses

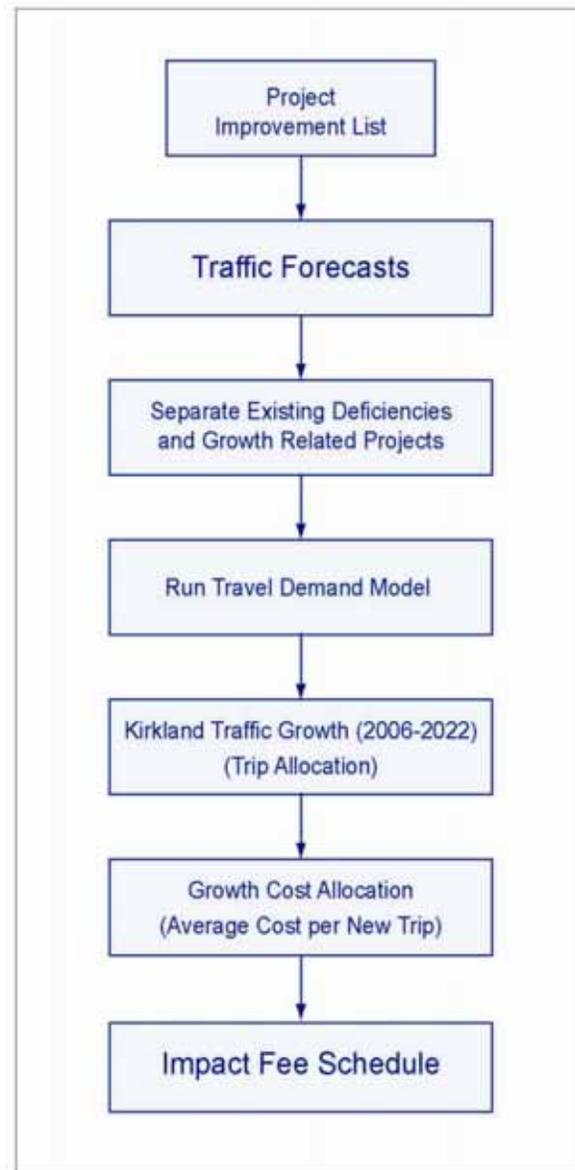
Need for Update

- Program previously updated in 1999
- GMA requires regular updates
- Project construction costs have increased substantially due to inflation and changes in scope
- New projects added

Transportation Impact Fees don't pay for...

- *Existing deficiencies*
- *Operating or maintenance expenses*
- *Non-capacity improvements (i.e., pavement preservation)*
- *Project On-site improvements*
- *Stand-alone multi-modal projects, such as transit, park & ride, bike, pedestrians*

Process



Project List

- 16 year Horizon (2006-2022)
- Capacity Projects needed to meet Concurrency
- 13 Projects
- Total Cost \$48.3 Million

Project List



GROWTH ESTIMATES

- 2006-2022 Data

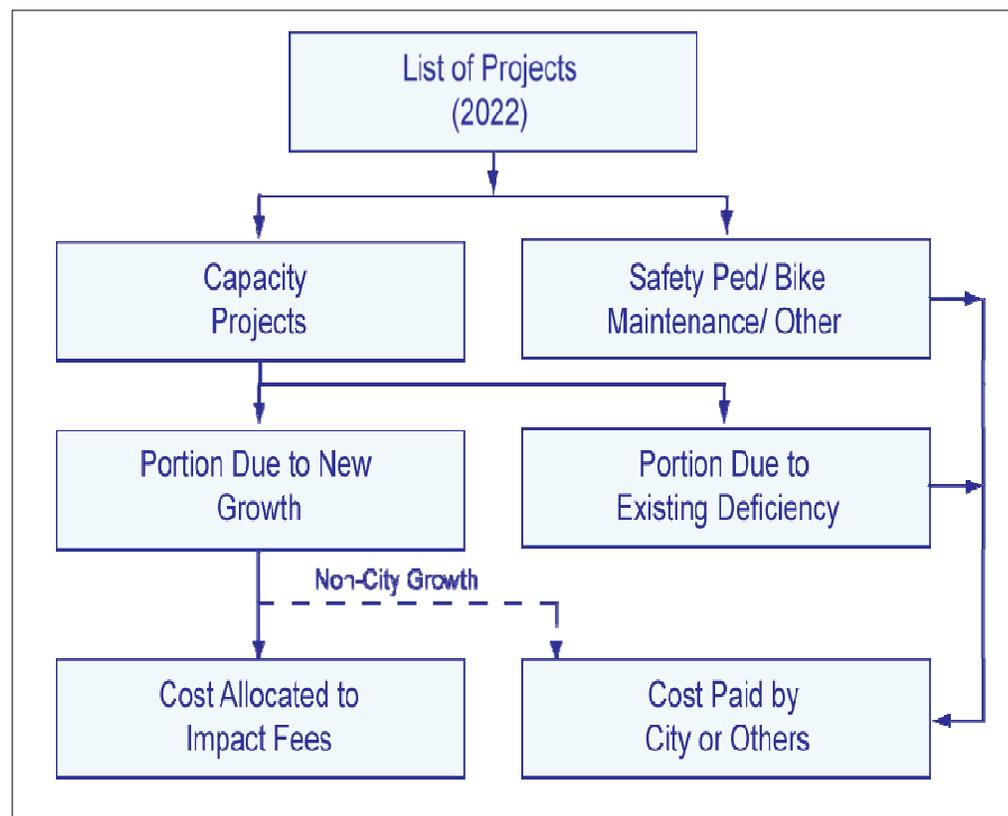
Land Use Category	Unit of Measure	2006*	2022**	Growth
Single Family Housing	Dwelling Units	10,489	11,954	1,465
Multi-Family Housing	Dwelling Units	12,450	14,872	2,422
Office	Square Feet	5,384,847	6,161,605	777,000
Retail	Square Feet	3,765,355	3,974,210	209,000
Industrial	Square Feet	2,668,361	2,551,561	(117,000)

DEFICIENCIES ANALYSIS

- City Level of Service (LOS) Standards adopted in Comprehensive Plan
- 2007 Conditions Based on average LOS within sub-areas of city
- Projects identified on List are within areas that are within City's adopted LOS standard

COST ALLOCATION

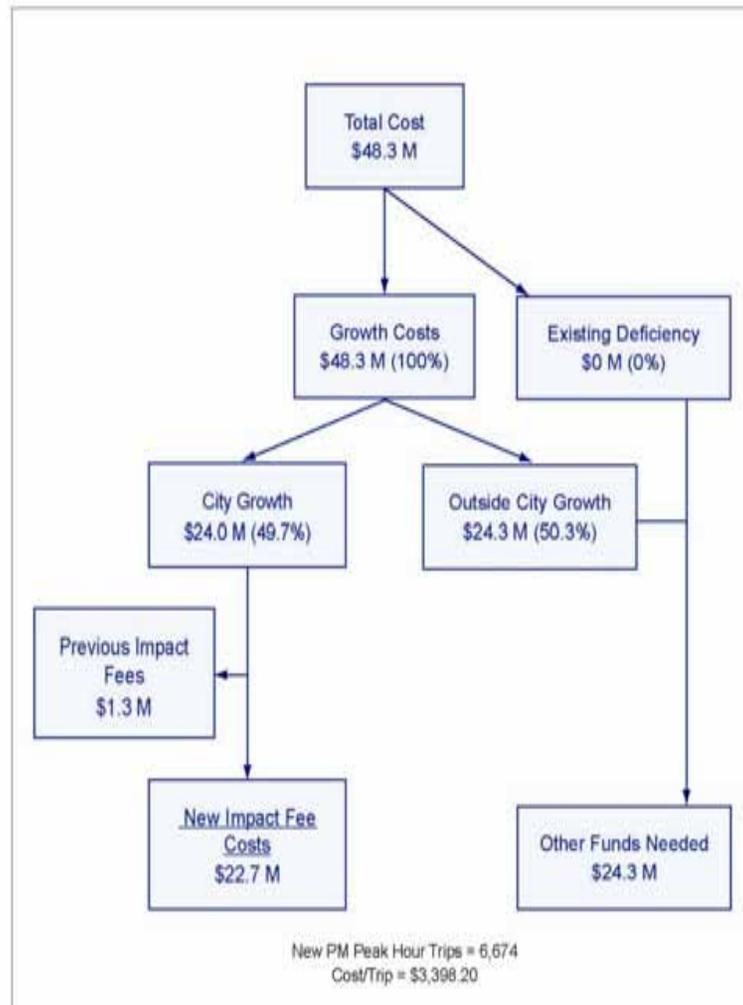
Figure . Impact Fee Cost Allocation Concept



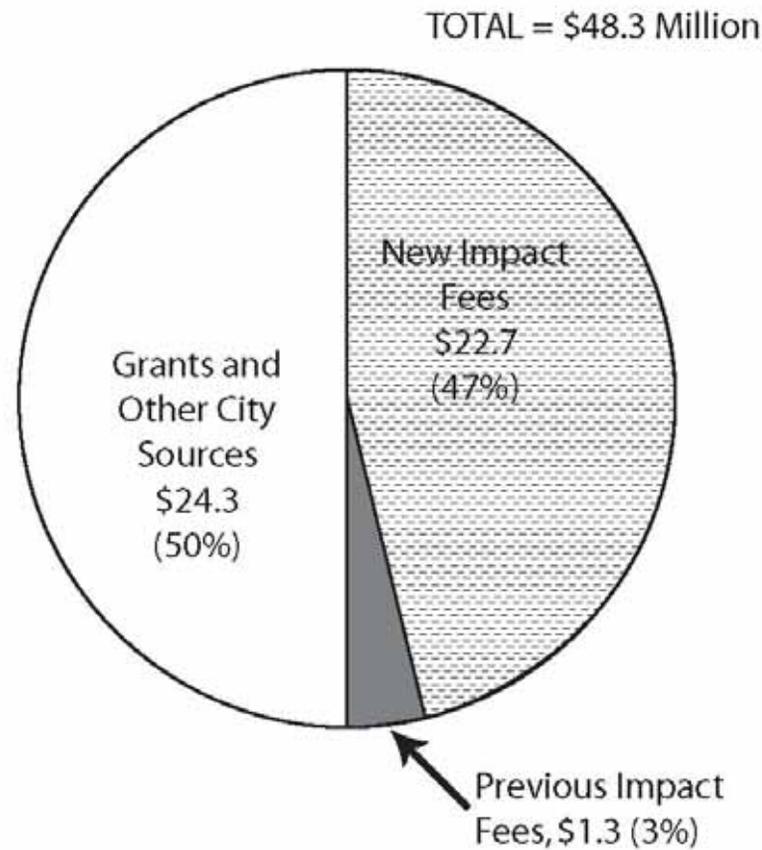
COST ALLOCATION

- Growth Impacts Separated for:
 - Kirkland 50% (Impact Fees)
 - Outside Kirkland 50%
- Outside Kirkland Growth
 - “Through” Traffic
 - Half of Trips with One End in Kirkland and One End Outside
- Development in Kirkland Only Pays for Growth in Kirkland

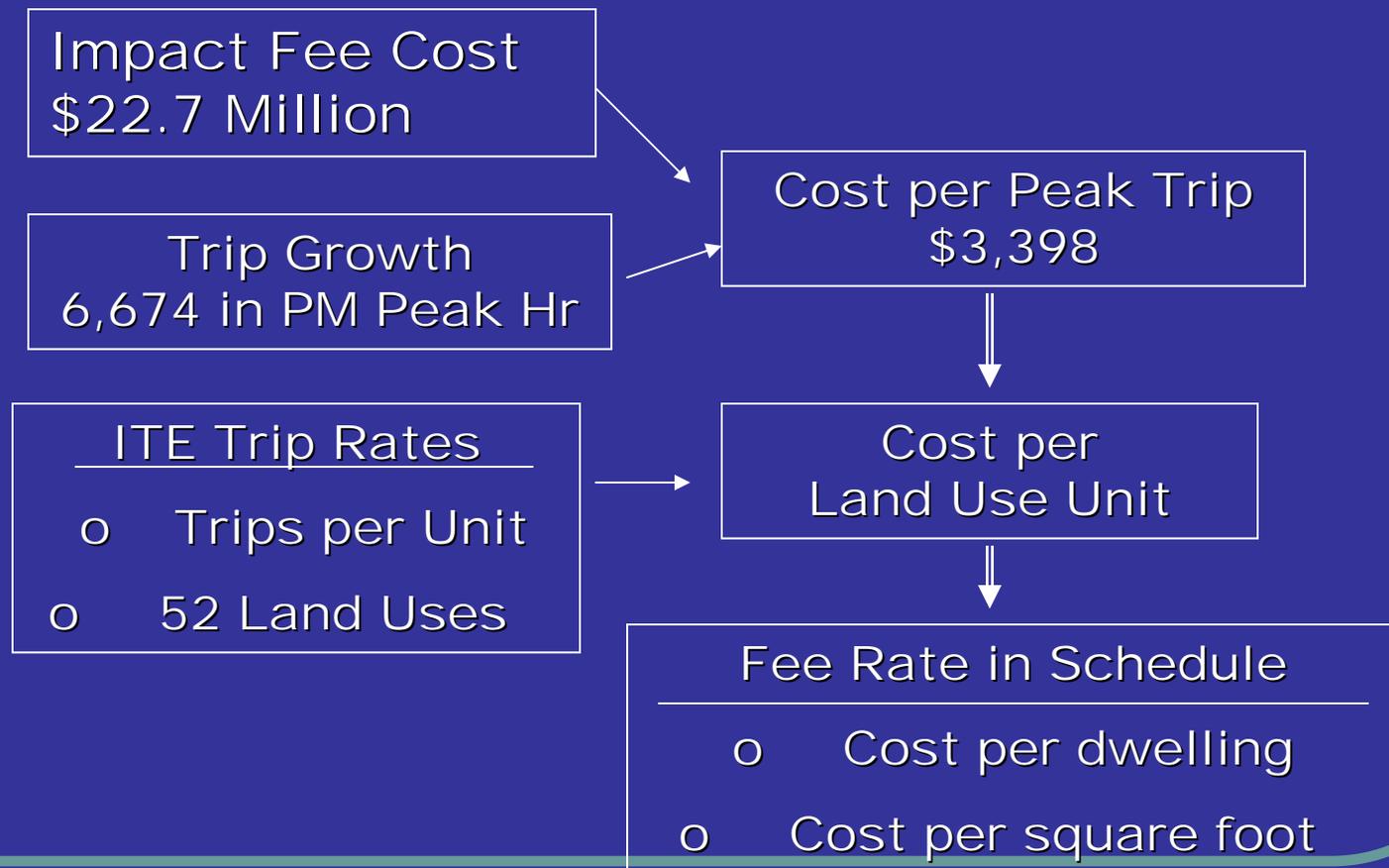
COST ALLOCATION



Funding Sources



Developing the Transportation Impact Fee Schedule



TRIP GENERATION

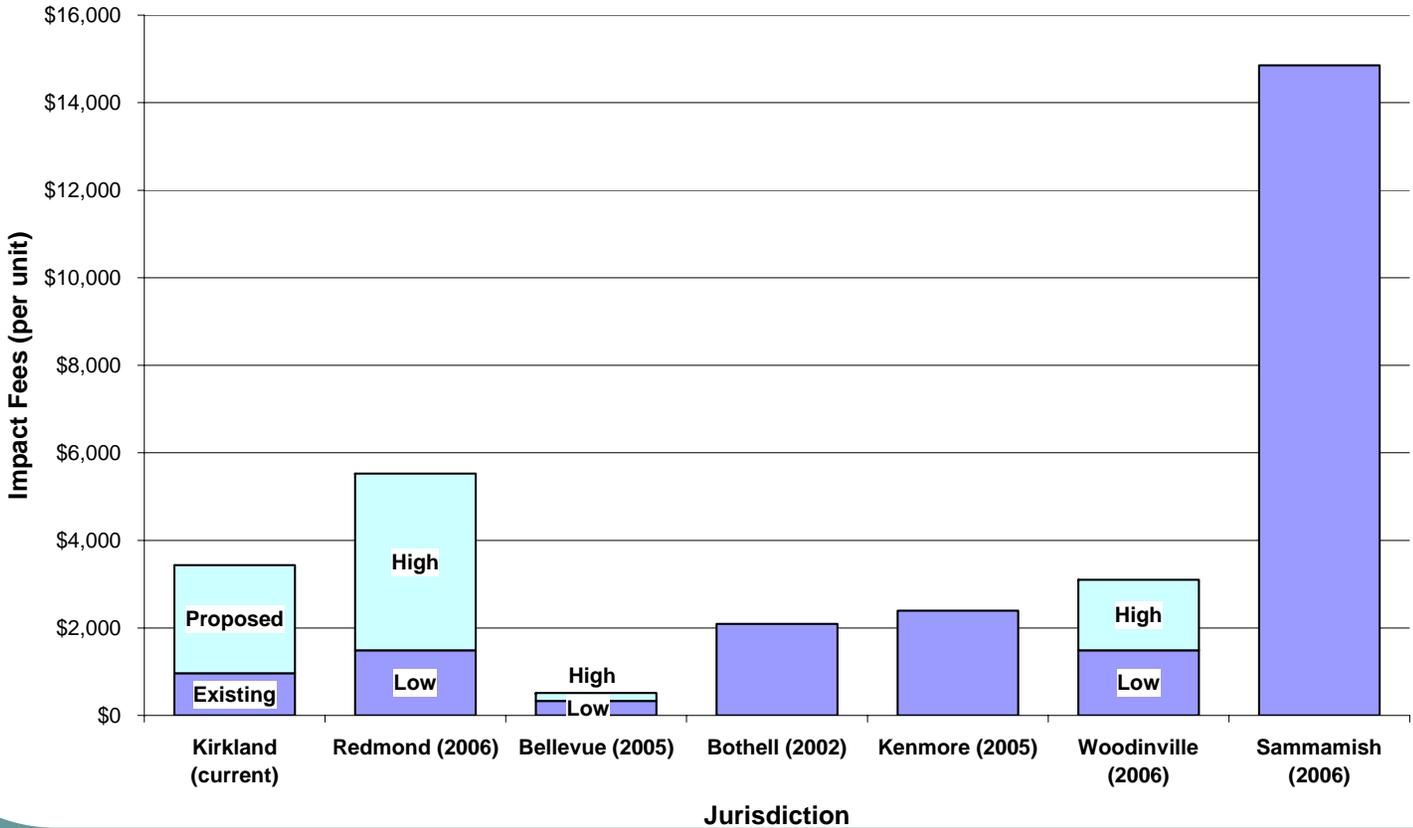
- Over 50 Land Uses
- 7th Edition ITE Manual
- Adjust for “Pass-by” Trips
- Adjust for Trip Lengths

IMPACT FEE SCHEDULE

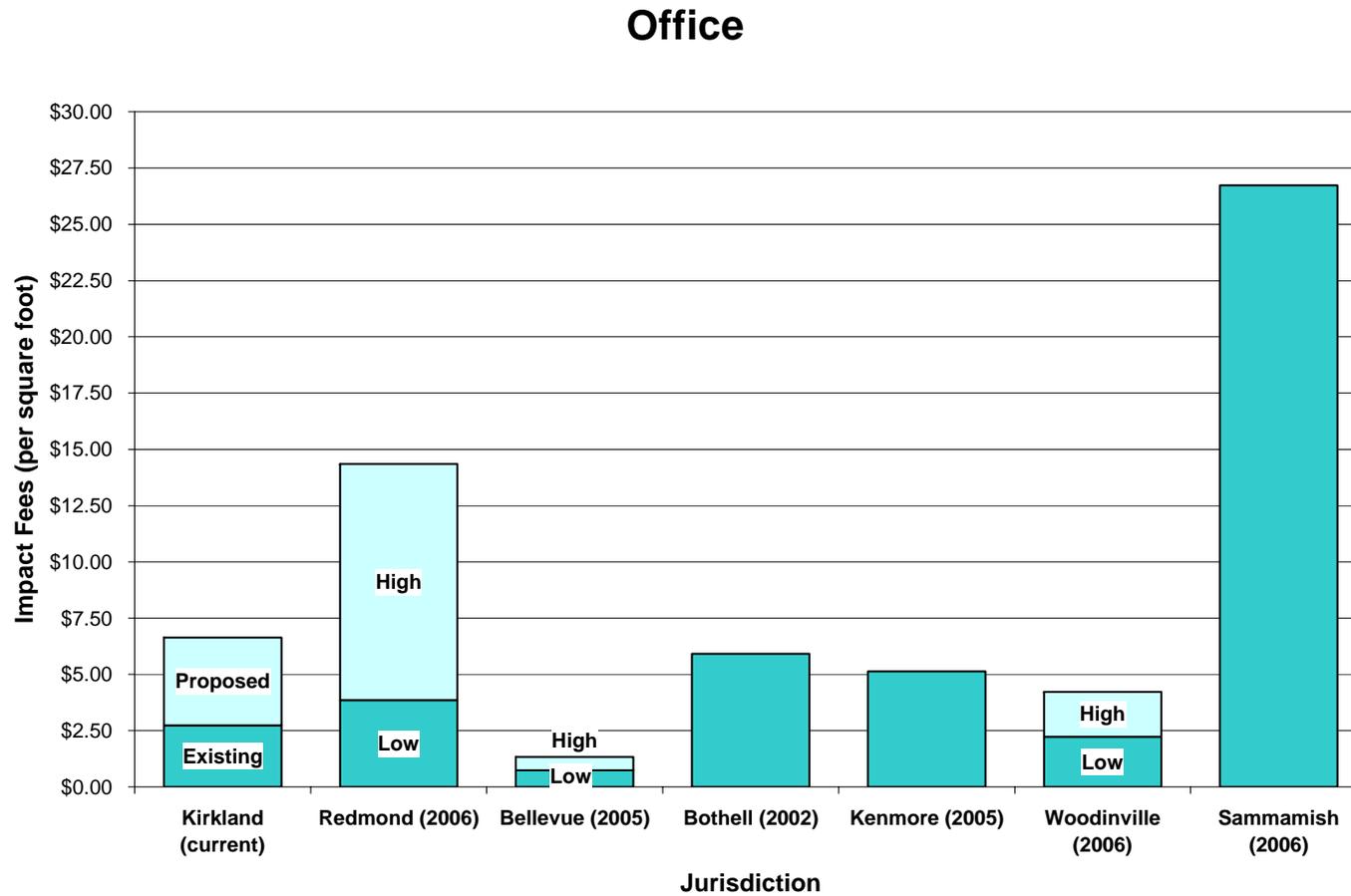
- Cost/Trip = \$3,398(PM Peak Hour)
- Single Family (unit) \$3,432
- Office (sq ft) \$ 6.64
- Shopping Ctr (sq ft) \$ 4.02
- Industrial Pk (sq ft) \$ 4.64

Single Family Comparisons

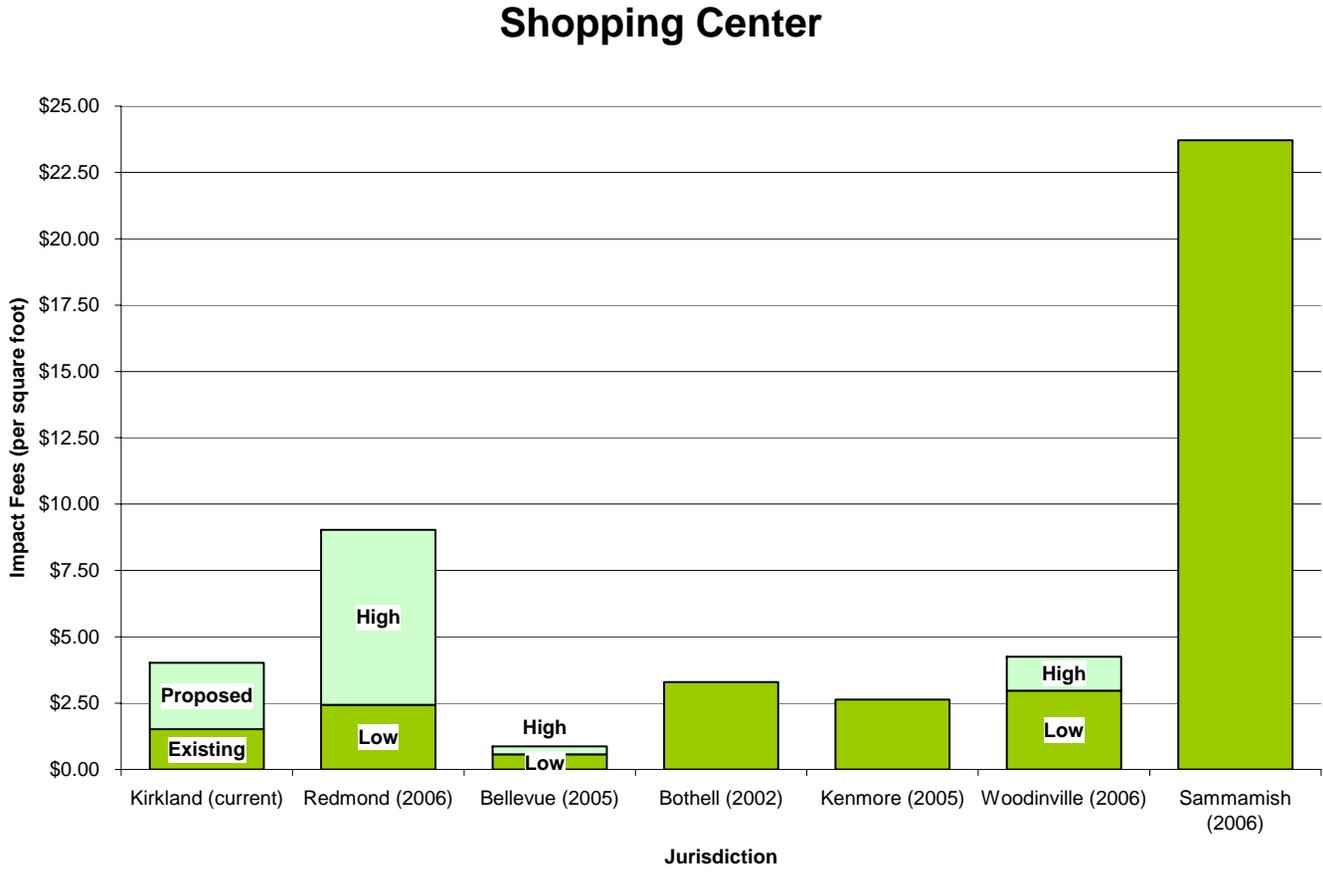
Single Family Housing



Office Comparisons



Shopping Center Comparisons



Questions?

