

City of Kirkland Impact Fee Update

Stakeholders' Meeting

April 16, 2007

Impact Fees

- In preparation for the 2008-2013 Capital Improvement Program (CIP), the City is considering revisions to its transportation and parks impact fees
- Current impact fees, adopted in 1999 and based on 1998 studies (1997 project costs), have not been updated since that time
- Rate studies have been completed that calculate the full cost impact fee

Summary of Single Family

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Residential Impact Fees per Dwelling Unit		
	1999 Study	Draft 2007 Study
Transportation		
Full Cost	\$1,931	\$3,432
@ Current 50% Recovery	\$ 966*	\$1,716
Parks		
Full Cost	\$1,224	\$3, 621
@ Current 50% Recovery	\$ 612*	\$1,811

*current City of Kirkland impact fee

Comparison of Single Family Impact Rates

Jurisdiction	Park Impact Fee	Road Impact Fee
Kirkland current rate	\$ 612	\$ 966
Kirkland updated full cost rate	\$3,621	\$3,432
Auburn	\$3,500	\$3,138
Bellevue	none	\$332 to \$512**
Bothell	\$1,345	\$2,093
Issaquah	\$3,147	\$2,444
Kenmore	\$2,246	\$2,390
Sammamish	\$2,605	\$14,854
Redmond	\$2,812	\$1,490 to \$5,525**

** Depending on location

Policy Issues

- Cost Recovery Policy (currently 50%)
- Indexing with Inflation
- All Capacity Projects versus Only Concurrency Projects for Transportation
- Implementation Date
- Alternate Method
- Adoption of School Impact Fees

Recommendations will be added based on City Council direction

Review Process

- Review meetings with the Finance Committee and the full City Council
- Two public informational meetings on the new rate studies
 - Notice provided to builders/developers, the Chamber of Commerce, the neighborhood associations, at the City Hall public counters and on the City's web site and cable channel
- Presentations to the Transportation Commission and Parks Board
- City staff will attend the March and April Public Policy Committee meetings of the Chamber of Commerce

Council/Commission/Stakeholder Dates

Date	Time	Meeting
March 27	9:00 – 10:30 am	Finance Committee of City Council (Norkirk Room)
March 29	6:00 pm	Transportation Commission (Council Chambers)
April 3	7:30 pm	Present Draft Report to City Council (Chambers)
April 11	7:00 pm	Park Board (Council Chambers)
April 16	8:15 – 10:00 a.m.	Meet with stakeholders at Heritage Hall
April 23	7:00 – 9:00 pm	Special Study Session
April 24	9:00 – 10:30 am	Finance Committee of City Council (Norkirk Room)
April 26	7:00 – 8:30 pm	Meet with stakeholders in Peter Kirk Room
May 1	7:30 pm	Council Presentation/Public Hearing (Chambers)
May 15	7:30 pm	Council adopts updated impact fees/sets effective date