

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6266-D

AN ORDINANCE adopting the Transportation Impact Fee Rate Schedule to reflect updated Institute of Traffic Engineers (ITE) trip generation factors and Puget Sound Regional Council (PSRC) trip length factors and a base fee rate of \$4,703 (Attachment A), to be effective on January 1, 2016; establishing a fixed three percent indexing factor to be applied annually to the rate schedule beginning on January 1, 2017; applying (i.e. grandfathering) the current impact fee rate schedule (Attachment B) to those applicants whose completed building permit applications or applications for development approval not requiring a building permit, have been under review for longer than the median review time as of December 31, 2015; and repealing Ordinance No. 5872.

WHEREAS, the City is authorized under State law to impose transportation impact fees (TIF) pursuant to RCW 82.02.050 - .090 for the purpose of collecting a proportional fair share contribution toward the capital improvement costs of transportation infrastructure; and

WHEREAS, the City Council has approved and adopted the Transportation Facilities Plan pursuant to Resolution No. 9032 and which Plan includes the impact fee project list; and

WHEREAS, the City's transportation impact fee program authorizes imposition of transportation impact fees based on the methodology established in Bellevue City Code (BCC) Section 22.16.080; and

WHEREAS, on May 4, 2009, the City Council adopted Ordinance No. 5872 adopting an impact fee rate schedule which included phased implementation of impact fee increases consistent with the authority provided in BCC 22.16 and in Chapter 82.02 RCW; and

WHEREAS, the director of the transportation department has prepared the transportation impact fee program report, demonstrating a maximum allowable impact fee rate of \$7,992 per PM peak hour trip end; and

WHEREAS, Ordinance No. 5872 identified a base fee rate increase from \$3,000 per trip to \$5,000 per PM peak hour trip to take effect on January 1, 2016; and

WHEREAS, the base fee rate applied to each individual land use type is adjusted by several standard factors; and

WHEREAS, since adoption of Ordinance No. 5872 in 2009, the factors used to adjust the base fee rate have been updated by the Institute of Traffic Engineers (ITE) and a local travel study has been conducted by the Puget Sound Regional Council (PSRC); and

WHEREAS, the City Council finds that utilizing the updated ITE trip generation factors and data from the PSRC Puget Sound Regional Travel Study provides the best available, up-to-date, and when obtainable, locally-based trip generation and transportation system impact data to develop the Transportation Impact Fee Program; and

WHEREAS, the next TFP update will include a review of the traffic impact fee program and evaluation of whether any updates to the ITE trip generation factors, the PSRC trip lengths or the annual indexing factor are appropriate; and

WHEREAS, in the event the City Council adopts such updates, the impact fee rate for each category of use may increase or decrease; and

WHEREAS, utilizing the updated ITE trip generation factors and data from the PSRC study results in a modest impact fee increase from Ordinance No. 5872 for some categories of uses; and

WHEREAS, to offset the unanticipated increases, the City Council finds that the base fee rate should be adjusted to \$4,703 to achieve approximately the same total impact fee revenue as currently budgeted for the remaining years in the Capital Investment Program; and

WHEREAS, the City Council finds that establishing the impact fee base rate schedule, as set forth in this ordinance, below the maximum allowable rate is in the public interest; and

WHEREAS, Ordinance No. 5872 includes a provision that on January 1, 2017, and annually thereafter, the adopted fee rate will be adjusted by the most recent amendment to the Washington State Department of Transportation Construction Cost Indices; and

WHEREAS, the City Council finds that a fixed 3% increase provides greater predictability to the City and to development community; and

WHEREAS, under BCC 22.16.070 traffic impact fees are calculated and collected at the time of building permit issuance or, for developments that do not require a building permit, at the time of issuance of approval of the development; and

WHEREAS, there are a number of complete applications for building permits or development approval not requiring a building permit currently under review by the City that may not be issued before the new impact fee rate takes effect on January 1, 2016; and

WHEREAS, some of those applications have been in the system for longer than the City's median review time; and

WHEREAS, had such applications been issued within the median review time the current impact fee rate schedule would have applied to those projects; and

WHEREAS, the City Council finds that such building permit applications and applications for development approval not requiring a building permit that have been under review for longer than the median review time by the end of 2015 should be grandfathered to the current impact fee rate schedule; and

WHEREAS, this ordinance is exempt from the requirements of the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, BCC 22.02; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. The report entitled the "Transportation Impact Fee Program for Bellevue Washington, 2015 Update" and given Clerk's Receiving No. 57215 is hereby adopted by reference and designated the impact fee program report.

Section 2. Subject to the adjustments, credits and other modifications authorized pursuant to Bellevue City Code chapter 22.16, the, impact fee schedule attached hereto as Attachment A is hereby adopted.

Section 3. Effective January 1, 2017, and annually thereafter, the director of the transportation department shall adjust Attachment A to reflect a 3% impact fee rate increase. No transportation impact fee for a specific development shall be increased or decreased once said fee has been paid.

Section 4. The impact fee schedule adopted by Ordinance 5872 is repealed effective January 1, 2016.

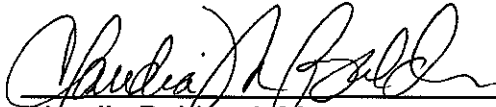
Section 5. Provided, however, that the current impact fee rate schedule (attached hereto as Attachment B) shall remain in effect for those complete building permit applications and applications for development approval not requiring a building permit, that have been under review for longer than the median review time as of December 31, 2015, as established by the last Development Services Oversight Report of 2015. Such applications shall be subject to the current impact fee rate schedule until the application expires.

Section 6. This ordinance shall take effect and be in force five (5) days after adoption and legal publication

ORIGINAL

Passed by the City Council this 14th day of December, 2015
and signed in authentication of its passage this 14th day of December,
2015.


(SEAL)



Claudia Balducci, Mayor

Approved as to form:

Lori M. Riordan, City Attorney



Monica A. Buck, Assistant City Attorney

Attest:



Kyle Stannert, Acting City Clerk

Published December 17, 2015,

ATTACHMENT A

Impact Fee Rate 01/01/2016

	Land Use	ITE Land Use Code	Unit of Measure	New Max. Rate 2015	1/1/2016 Impact Fee Rate
	Cost Per Trip End			\$7,992	\$4,703
	Residential				
1	Single Family	210	dwelling	\$7,992	\$4,703
2	Multi-Family	220-232	dwelling	\$4,396	\$2,587
3	Senior Citizen Dwelling	252	dwelling	\$1,998	\$1,176
	Commercial - Services				
4	Bank/ S&L without Window	911	sf/GFA	\$46.13	\$27.15
5	Bank/ S&L with Window	912	sf/GFA	\$100.12	\$58.91
6	Hotel/Motel	310, 320	room	\$4,316	\$2,540
7	Day Care Center	565	sf/GFA	\$78.22	\$46.03
8	Service Station w or wo Convenience Mkt	944, 945	VFP	\$32,541	\$19,149
9	Quick Lubrication Vehicle Shop	941	serv pos	\$23,028	\$13,551
10	Car Wash - Self Service	947	stall	\$22,825	\$13,432
11	Movie Theater w/ Matinee	444	screen	\$137,359	\$80,830
	Commercial - Institutional				
12	Elementary/ Middle School	520, 522	student	\$959	\$564
13	High School	530	student	\$831	\$489
14	Junior College	540	student	\$863	\$508
15	Religious Institution	560	sf/GFA	\$4	\$2.59
16	Nursing Home	620	bed	\$1,758	\$1,035
17	Congregate Care/Assisted Living	253	dwelling	\$1,359	\$800
18	Medical Clinic	630	sf/GFA	\$35.33	\$20.79
19	Hospital	610	sf/GFA	\$6.77	\$3.98
	Commercial - Restaurant				
20	Quality Restaurant	931	sf/GFA	\$31.21	\$18.37
21	High Turnover Restaurant	932	sf/GFA	\$35.59	\$20.94
22	Fast Food Restaurant without Window	933	sf/GFA	\$82.88	\$48.77
23	Fast Food Restaurant with Window	934	sf/GFA	\$103.48	\$60.89
	Commercial - Retail Shopping				
24	Shopping Center	820	sf/GLA	\$18.22	\$10.72
25	Supermarket	850	sf/GFA	\$45.14	\$26.57
26	Convenience Market	851	sf/GFA	\$162.78	\$95.79
27	Convenience Market with Gas Pumps	853	sf/GFA	\$109.74	\$64.58
28	Discount Supermarket	854	sf/GFA	\$41.76	\$24.58
29	Discount Store	815	sf/GFA	\$26.20	\$15.42
30	Discount Superstore	813	sf/GFA	\$20.13	\$11.84
31	Miscellaneous Retail	814, 820	sf/GFA	\$15.52	\$9.13
32	Retail Warehouse (Hardware)	862	sf/GFA	\$10.06	\$5.93
33	Retail Warehouse (General Merchandise)	857	sf/GFA	\$19.59	\$11.53
34	Furniture Store	890	sf/GFA	\$1.57	\$0.93
35	Pharmacy with or without Drive-Through	880, 881	sf/GFA	\$26.62	\$15.67
36	Auto Parts Store	943	sf/GFA	\$18.92	\$11.13
37	Car Sales -New/ Used	841	sf/GFA	\$19.06	\$11.22
	Commercial - Office				
38	Office	710	sf/GFA	\$12.20	\$7.18
39	Medical/ Dental Office	720	sf/GFA	\$24.35	\$14.33
	Industrial				
40	Light Industry/Manufacturing	110	sf/GFA	\$8.82	\$5.19
41	Industrial Park	130	sf/GFA	\$7.73	\$4.55
42	Warehousing	150	sf/GFA	\$2.91	\$1.71
43	Mini-Warehouse	151	sf/GFA	\$2.36	\$1.39
	Downtown Land Uses				
44	Multi-Family	220-232	dwelling	\$3,277	\$1,928
45	Hotel/Motel	310, 320	room	\$2,621	\$1,543
46	Office	710	sf/GFA	\$9.17	\$5.39

Notes:

sf/GFA = square feet Gross Floor Area

sf/GLA = square feet Gross Leasable Area

For uses with Unit of Measure given in sf, trip rate is given as trips per 1,000 sf

VFP = Vehicle Fueling Station (Maximum number of vehicles that can be fueled simultaneously)

serv pos = Service Position

ATTACHMENT B

Impact Fee Rate 01/01/2013

	Land Use	ITE Land Use Code	Unit of Measure	Impact Fee Rate 1/1/2013
	Cost Per Trip End			\$3,000
	Residential			
1	Single Family	210	dwelling	\$2,651
2	Multi-Family	220-232	dwelling	\$1,360
3	Senior Citizen Dwelling	252	dwelling	\$336
	Commercial - Services			
4	Bank/ S&L without Window	911	sf/GFA	\$15.83
5	Bank/ S&L with Window	912	sf/GFA	\$30.89
6	Hotel/Motel	310, 320	room	\$1,296
7	Day Care Center	565	sf/GFA	\$14.02
8	Service Station w or wo Convenience Mkt	944, 945	VFP	\$7,677
9	Quick Lubrication Vehicle Shop	941	serv pos	\$4,632
10	Car Wash - Self Service	947	stall	\$4,321
11	Movie Theater w/ Matinee	444	screen	\$67,316
	Commercial - Institutional			
12	Elementary/ Middle School	520, 522	student	\$333
13	High School	530	student	\$289
14	Junior College	540	student	\$300
15	Religious Institution	560	sf/GFA	\$1.53
16	Nursing Home	620	bed	\$462
17	Congregate Care/Assisted Living	253	dwelling	\$357
18	Medical Clinic	630	sf/GFA	\$13.99
19	Hospital	610	sf/GFA	\$3.42
	Commercial - Restaurant			
20	Quality Restaurant	931	sf/GFA	\$11.46
21	High Turnover Restaurant	932	sf/GFA	\$11.54
22	Fast Food Restaurant without Window	933	sf/GFA	\$19.61
23	Fast Food Restaurant with Window	934	sf/GFA	\$25.38
	Commercial - Retail Shopping			
24	Shopping Center	820	sf/GLA	\$4.11
25	Supermarket	850	sf/GFA	\$10.75
26	Convenience Market	851	sf/GFA	\$20.44
27	Convenience Market with Gas Pumps	853	sf/GFA	\$20.37
28	Discount Supermarket	854	sf/GFA	\$9.81
29	Discount Store	815	sf/GFA	\$5.10
30	Discount Superstore	813	sf/GFA	\$4.41
31	Miscellaneous Retail	814, 820	sf/GFA	\$2.85
32	Retail Warehouse (Hardware)	862	sf/GFA	\$3.13
33	Retail Warehouse (General Merchandise)	857	sf/GFA	\$7.12
34	Furniture Store	890	sf/GFA	\$0.29
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37	Car Sales -New/ Used	841	sf/GFA	\$7.15
	Commercial - Office			
38	Office	710	sf/GFA	\$5.13
39	Medical/ Dental Office	720	sf/GFA	\$9.34
	Industrial			
40	Light Industry/Manufacturing	110	sf/GFA	\$3.71
41	Industrial Park	130	sf/GFA	\$3.29
42	Warehousing	150	sf/GFA	\$1.22
43	Mini-Warehouse	151	sf/GFA	\$0.99
	Downtown Land Uses			
44	Multi-Family	220-232	dwelling	\$1,027
45	Hotel/Motel	310, 320	room	\$984
46	Office	710	sf/GFA	\$3.86

Notes:

sf/GFA = square feet Gross Floor Area

sf/GLA = square feet Gross Leasable Area

For uses with Unit of Measure given in sf, trip rate is given as trips per 1,000 sf

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