

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6491

AN ORDINANCE approving the 2020 Transportation Impact Fee Rate Schedule to reflect updated Institute of Transportation Engineers (ITE) trip generation factors and a base fee rate of \$6,854 (Attachment A), to be effective on January 1, 2020; retaining a fixed three percent indexing to be applied annually to the rate schedule beginning January 1, 2021; and repealing Ordinance No. 6266-D.

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. 9637 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 December 14, 2015, the City Council adopted Ordinance No. 6266-D adopting an impact fee rate schedule with a base fee rate of \$4,703 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 in excess of \$6,854 per PM peak hour trip end; 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. 6266-D in 2015, the factors used to adjust the base fee rate have been updated by the Institute of Traffic Engineers (ITE); and

WHEREAS, the City Council finds that utilizing the updated ITE trip generation factors provides the best available, up-to-date, trip generation and transportation system impact data to develop the Transportation Impact Fee Program; and

WHEREAS, when applying the new trip generation rates across all major land use categories relevant to growth forecasts in Bellevue, there is an overall reduction in projected trip generation by 23 percent as compared to the old trip generation rates; and

WHEREAS, to offset the unanticipated decreases, the City Council finds that the base fee rate should be increased to \$6,854 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, the City Council finds that retaining the fixed 3% increase provides greater predictability to the City and to development community; 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, 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, 2019 Update" and given Clerk's Receiving No. 75497 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, effective January 1, 2020.

Section 3. Effective January 1, 2021, 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.

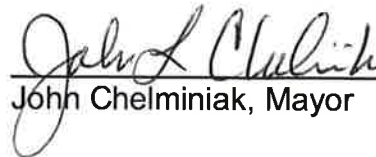
Section 4. The impact fee schedule adopted by Ordinance 6266-D is repealed effective January 1, 2020.

Section 5. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication.

Passed by the City Council this 2nd day of December, 2019 and signed in authentication of its passage this 2nd day of December, 2019.

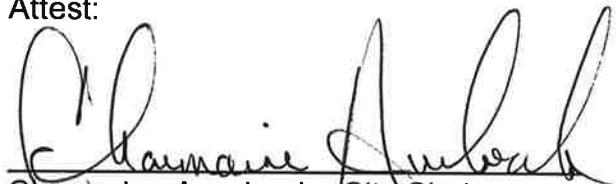


Approved as to form:
Kathryn L. Gerla, City Attorney


John Chelminiak, Mayor


Monica A. Buck, Assistant City Attorney

Attest:


Charmaine Arredondo, City Clerk

Published December 5, 2019.

ATTACHMENT A

Transportation Impact Fee Rates, effective 1/1/2020

	Land Use	Institute of Traffic Engineers (ITE) Land Use Code	Unit of Measure	Trip Rate Factors (ITE 10th Edition-based)	Impact Fee Rates Effective 1/1/2020 to 12/31/2020
	Cost Per Trip End				\$6,854
	Residential				
1	Single Family	210	dwelling	1.00	\$6,854
2	Multi-Family Low Rise (1-2 stories)	220	dwelling	0.56	\$3,838
	Multi-Family Mid Rise (3-10 stories)	221	dwelling	0.44	\$3,016
	Multi-Family Mid Rise - Downtown/TOD	222	dwelling	0.19	\$1,302
	Multi-Family High Rise (10+ stories)	222	dwelling	0.19	\$1,302
3	Senior Citizen Dwelling	252	dwelling	0.26	\$1,782
	Commercial - Services				
4	Bank/ S&L without Window	911	sf/GFA	7.28	\$39.56
5	Hotel	310	room	0.60	\$4,112
6	Day Care Center	565	sf/GFA	11.12	\$60.45
	Commercial - Institutional				
7	Religious Institution	560	sf/GFA	0.49	\$3.36
8	Assisted Living	254	dwelling	0.26	\$1,782
9	Medical Clinic	630	sf/GFA	2.45	\$19.07
10	Hospital	610	sf/GFA	0.74	\$5.80
	Commercial - Restaurant				
11	Quality Restaurant	931	sf/GFA	4.37	\$27.87
12	Fast Casual Restaurant	930	sf/GFA	7.07	\$38.40
13	Fast Food Restaurant without Window	933	sf/GFA	14.17	\$77.03
14	Fast Food Restaurant with Window	934	sf/GFA	16.34	\$88.80
	Commercial - Retail Shopping				
15	Shopping Center	820	sf/GLA	2.51	\$16.05
16	Supermarket	850	sf/GFA	5.91	\$37.74
17	Retail	820	sf/GFA	2.51	\$13.67
18	Furniture Store	890	sf/GFA	0.24	\$1.56
19	Pharmacy	880, 881	sf/GFA	4.26	\$23.13
20	Automobile Sales	840	sf/GFA	1.94	\$15.16
	Commercial - Office				
21	Office	710	sf/GFA	1.04	\$8.07
22	Downtown Office	710	sf/GFA	0.78	\$6.11
23	TOD Office	710	sf/GFA	0.78	\$6.11
24	Medical/ Dental Office	720	sf/GFA	2.60	\$20.24
	Industrial				
25	Light Industry/Manufacturing	110	sf/GFA	0.63	\$4.91
26	Industrial Park	130	sf/GFA	0.40	\$3.12
27	Warehousing	150	sf/GFA	0.19	\$1.48
28	Mini-Warehouse	151	sf/GFA	0.17	\$1.33

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
- TOD = Transit-Oriented Development
- The Impact Fee Rates are based on the current fees in effect at the time of building permit issuance. Exception per BCC 22.19.030.B.
- The Current Trip Rates include adjustments for Pass-By Trips and Trip Length.