0738-ORD
10/28/04

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5559

AN ORDINANCE regarding the Transportation Improvement Program; and adopting a new Transportation Impact Fee Schedule with Impact Fee Areas Map and Trip Generation Rates.

WHEREAS, on July 6, 2004, the City Council adopted Ordinance No. 5524 approving the 2004-2015 Transportation Facilities Plan and a revised Impact Fee Project List; and

WHEREAS, pursuant to Bellevue City Code 22.16.080, following adoption of an updated Transportation Facilities Plan and Impact Fee Project List, the City Council is to consider for adoption a new Transportation Impact Fee Schedule with Impact Fee Areas Map and Trip Generation Rates; and

WHEREAS, the Transportation Commission has reviewed a proposed new Schedule and recommended it for approval and adoption by the City Council; now, therefore,

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

Section 1. Pursuant to Bellevue City Code 22.16.080, the City Council approves and adopts that certain Transportation Impact Fee Schedule with Impact Fee Areas Map and Trip Generation Rates (the "Schedule"), given Clerk's Receiving No. 36625. The Schedule shall take effect and be in force on January 1, 2005, and shall supersede any previously adopted schedule effective that date.

Section 2. This ordinance shall take effect and be in force thirty (30) days after passage and legal publication.

Passed by the City Council this 15th day of November, 2004, and signed in authentication of its passage this 15th day of November, 2004.

(SEAL)

Connie B. Marshall
Connie B. Marshall, Mayor

Approved as to form:

Lori M. Riordan, Acting City Attorney

M K Nitteberg
Marilyn K. Nitteberg, Assistant City Attorney

Attest:

Myrna L Basich
Myrna L. Basich, City Clerk

Published November 19, 2004

ATTACHMENT A

## TRANSPORTATION IMPACT FEE SCHEDULE

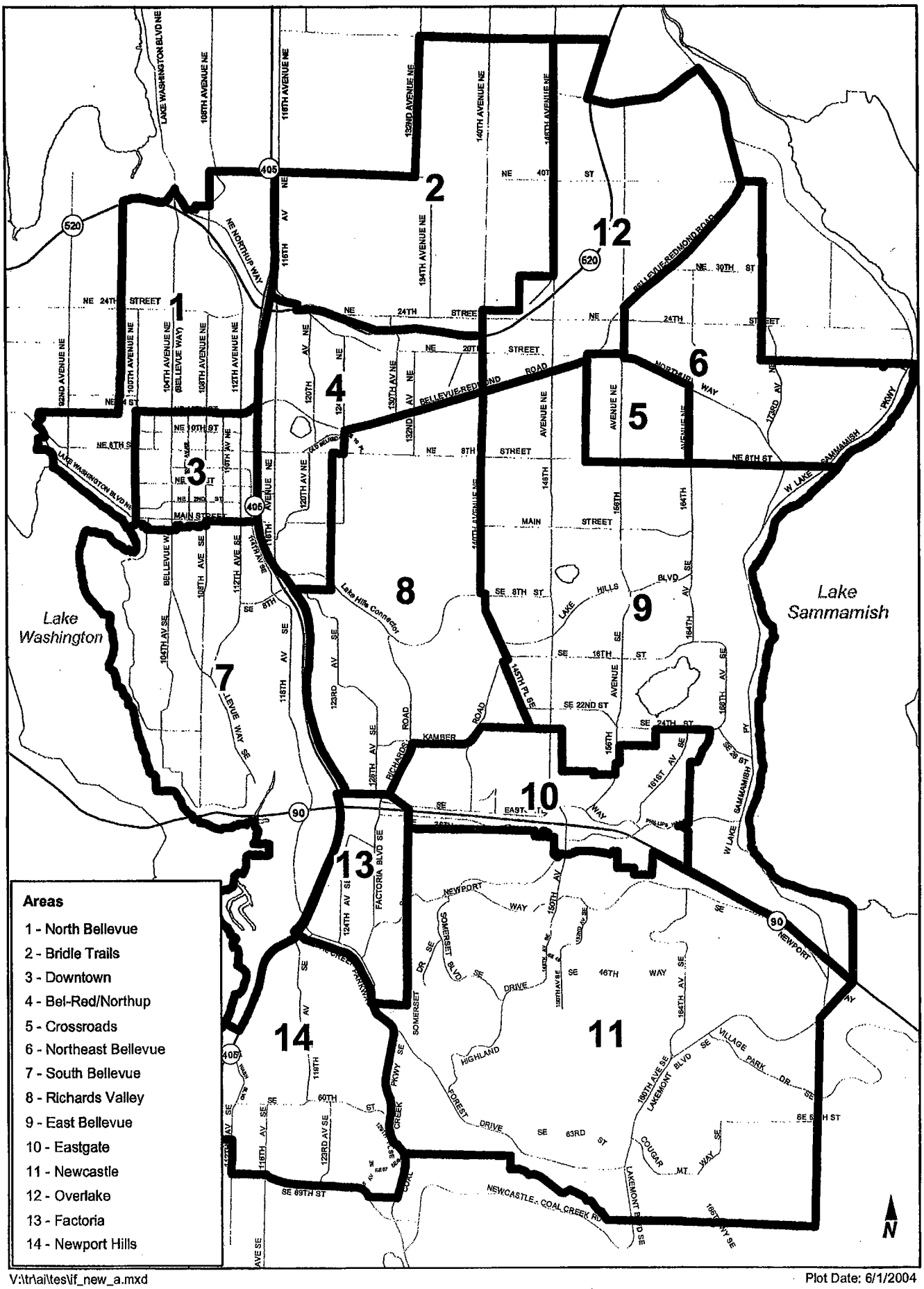
| LAND USE | UNITS | AREA 1 | AREA 2 | AREA 3 | AREA 4 | AREA 5 | AREA 6 | AREA 7 | AREA 8 | AREA 9 | AREA 10 | AREA 11 | AREA 12 | AREA 13 | AREA 14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Residential** | | | | | | | | | | | | | | | |
| 1 Single Family | DWELLING | 414.75 | 467.33 | 381.38 | 332.47 | 388.53 | 388.53 | 429.80 | 402.67 | 464.71 | 365.42 | 438.89 | 352.98 | 512.04 | 471.31 |
| 2 Multi-family | DWELLING | 221.40 | 249.46 | 151.69 | 177.47 | 207.40 | 207.40 | 229.43 | 214.95 | 248.06 | 195.06 | 234.28 | 188.42 | 273.33 | 251.59 |
| 3 Senior Citizen Dwelling | OCC. DWELL. | 36.14 | 40.72 | 33.23 | 28.97 | 33.85 | 33.85 | 37.45 | 35.08 | 40.49 | 31.84 | 38.24 | 30.75 | 44.61 | 41.06 |
| 4 Nursing Home | BED | 72.27 | 81.44 | 66.46 | 57.93 | 67.70 | 67.70 | 74.90 | 70.17 | 80.98 | 63.68 | 76.48 | 61.51 | 89.23 | 82.13 |
| 5 Congregate Care/Assisted Living | OCC. DWELL. | 55.85 | 62.93 | 51.35 | 44.77 | 52.32 | 52.32 | 57.87 | 54.22 | 62.57 | 49.21 | 59.10 | 47.53 | 68.95 | 63.46 |
| 6 Hotel/Motel | OCC. ROOM | 244.04 | 274.98 | 215.69 | 195.62 | 228.61 | 228.61 | 252.89 | 236.93 | 273.44 | 215.01 | 258.24 | 207.69 | 301.29 | 277.32 |
| **Commercial** | | | | | | | | | | | | | | | |
| 7 Bank/S&L wo Window | GSF | 6.77 | 7.63 | 6.22 | 5.42 | 6.34 | 6.34 | 7.01 | 6.57 | 7.58 | 5.96 | 7.16 | 5.76 | 8.36 | 7.69 |
| 8 Bank/S&L w Window | GSF | 8.56 | 9.64 | 7.87 | 6.86 | 8.02 | 8.02 | 8.87 | 8.31 | 9.59 | 7.54 | 9.06 | 7.28 | 10.57 | 9.73 |
| 9 Day Care Center (exempt) | GSF | 2.32 | 2.61 | 2.13 | 1.86 | 2.17 | 2.17 | 2.40 | 2.25 | 2.60 | 2.04 | 2.45 | 1.97 | 2.86 | 2.64 |
| 10 Service Station | VFP | 1382.24 | 1557.45 | 1271.02 | 1108.00 | 1294.83 | 1294.83 | 1432.37 | 1341.98 | 1548.72 | 1217.83 | 1462.68 | 1176.37 | 1706.46 | 1570.72 |
| 11 Service Station w Convenience Mkt | VFP | 1200.93 | 1353.16 | 1104.30 | 962.67 | 1124.99 | 1124.99 | 1244.49 | 1165.95 | 1345.58 | 1058.09 | 1270.82 | 1022.07 | 1482.63 | 1364.69 |
| 12 Convenience Market | GSF | 3.20 | 3.60 | 2.94 | 2.56 | 3.00 | 3.00 | 3.31 | 3.10 | 3.58 | 2.82 | 3.38 | 2.72 | 3.95 | 3.63 |
| 13 Convenience Mkt w Gas Pumps | GSF | 3.24 | 3.65 | 2.98 | 2.59 | 3.03 | 3.03 | 3.35 | 3.14 | 3.63 | 2.85 | 3.42 | 2.75 | 3.99 | 3.68 |
| 14 Movie Theater w/Matinee | SCREEN | 10214.08 | 11508.82 | 9392.26 | 8187.64 | 9568.23 | 9568.23 | 10584.54 | 9916.58 | 11444.35 | 8999.19 | 10808.55 | 8692.83 | 12609.98 | 11606.91 |
| 15 Car Wash - Self Service | STALL | 675.99 | 761.68 | 621.60 | 541.88 | 633.25 | 633.25 | 700.51 | 656.30 | 757.42 | 595.59 | 715.34 | 575.31 | 834.56 | 768.18 |
| 16 Medical Clinic | DOCTOR | 1596.59 | 1798.98 | 1468.13 | 1279.83 | 1495.64 | 1495.64 | 1654.50 | 1550.09 | 1788.90 | 1406.69 | 1689.52 | 1358.80 | 1971.10 | 1814.31 |
| 17 Medical/Dental Office | GSF | 1.57 | 1.77 | 1.44 | 1.26 | 1.47 | 1.47 | 1.63 | 1.53 | 1.76 | 1.38 | 1.66 | 1.34 | 1.94 | 1.79 |
| **Institutional** | | | | | | | | | | | | | | | |
| 18 Hospital (non-profit exempt) | GSF | 0.55 | 0.62 | 0.51 | 0.44 | 0.52 | 0.52 | 0.57 | 0.54 | 0.62 | 0.49 | 0.59 | 0.47 | 0.68 | 0.63 |
| 19 Elementary School | STUDENT | 4.34 | 4.89 | 3.99 | 3.48 | 4.07 | 4.07 | 4.50 | 4.21 | 4.86 | 3.82 | 4.59 | 3.69 | 5.36 | 4.93 |
| 20 High School | STUDENT | 60.78 | 68.48 | 55.89 | 48.72 | 56.93 | 56.93 | 62.98 | 59.01 | 68.10 | 53.55 | 64.31 | 51.72 | 75.03 | 69.06 |
| 21 Junior College | STUDENT | 52.09 | 58.70 | 47.90 | 41.76 | 48.80 | 48.80 | 53.98 | 50.58 | 58.37 | 45.90 | 55.13 | 44.33 | 64.31 | 59.20 |
| 22 Religious Institution | GSF | 0.29 | 0.32 | 0.26 | 0.23 | 0.27 | 0.27 | 0.30 | 0.28 | 0.32 | 0.25 | 0.30 | 0.24 | 0.35 | 0.33 |
| **Restaurant** | | | | | | | | | | | | | | | |
| 23 Quality Restaurant | GSF | 1.94 | 2.19 | 1.79 | 1.56 | 1.82 | 1.82 | 2.01 | 1.89 | 2.18 | 1.71 | 2.06 | 1.65 | 2.40 | 2.21 |
| 24 High Turnover Restaurant | GSF | 1.92 | 2.16 | 1.76 | 1.54 | 1.79 | 1.79 | 1.98 | 1.86 | 2.15 | 1.69 | 2.03 | 1.63 | 2.36 | 2.18 |
| 25 Fast Food Restaurant w window | GSF | 4.06 | 4.58 | 3.74 | 3.26 | 3.81 | 3.81 | 4.21 | 3.95 | 4.55 | 3.58 | 4.30 | 3.46 | 5.02 | 4.62 |
| 26 Fast Food Restaurant wo Window | GSF | 3.07 | 3.46 | 2.82 | 2.46 | 2.87 | 2.87 | 3.18 | 2.98 | 3.44 | 2.70 | 3.25 | 2.61 | 3.79 | 3.49 |
| **Retail** | | | | | | | | | | | | | | | |
| 27 Shopping Center 0 - 9999 | GLSF | 0.87 | 0.98 | 0.80 | 0.70 | 0.81 | 0.81 | 0.90 | 0.84 | 0.97 | 0.77 | 0.92 | 0.74 | 1.07 | 0.99 |
| 28 Shopping Center 10,000 - 49,999 | GLSF | 0.75 | 0.84 | 0.69 | 0.60 | 0.70 | 0.70 | 0.77 | 0.73 | 0.84 | 0.66 | 0.79 | 0.64 | 0.92 | 0.85 |
| 29 Shopping Center 50,000 - 99,999 | GLSF | 0.73 | 0.82 | 0.67 | 0.58 | 0.68 | 0.68 | 0.76 | 0.71 | 0.82 | 0.64 | 0.77 | 0.62 | 0.90 | 0.83 |
| 30 Shopping Center 100,000 - 199,999 | GLSF | 0.71 | 0.80 | 0.65 | 0.57 | 0.66 | 0.66 | 0.73 | 0.69 | 0.79 | 0.62 | 0.75 | 0.60 | 0.87 | 0.80 |
| 31 Shopping Center 200,000 - 299,999 | GLSF | 0.64 | 0.72 | 0.59 | 0.51 | 0.60 | 0.60 | 0.66 | 0.62 | 0.72 | 0.56 | 0.68 | 0.54 | 0.79 | 0.73 |
| 32 Shopping Center 300,000 - 399,999 | GLSF | 0.71 | 0.79 | 0.65 | 0.57 | 0.66 | 0.66 | 0.73 | 0.68 | 0.79 | 0.62 | 0.75 | 0.60 | 0.87 | 0.80 |
| 33 Shopping Center 400,000 - 499,999 | GLSF | 0.79 | 0.89 | 0.73 | 0.63 | 0.74 | 0.74 | 0.82 | 0.77 | 0.89 | 0.70 | 0.84 | 0.67 | 0.98 | 0.90 |
| 34 Shopping Center 500,000+ | GLSF | 0.99 | 1.11 | 0.91 | 0.79 | 0.93 | 0.93 | 1.02 | 0.96 | 1.11 | 0.87 | 1.05 | 0.84 | 1.22 | 1.12 |
| 35 Supermarket | GSF | 1.80 | 2.03 | 1.66 | 1.44 | 1.69 | 1.69 | 1.87 | 1.75 | 2.02 | 1.59 | 1.91 | 1.53 | 2.23 | 2.05 |
| 36 Discount Supermarket | GSF | 1.53 | 1.73 | 1.41 | 1.23 | 1.44 | 1.44 | 1.59 | 1.49 | 1.72 | 1.35 | 1.62 | 1.31 | 1.90 | 1.74 |
| 37 Discount Store | GSF | 0.81 | 0.91 | 0.74 | 0.65 | 0.76 | 0.76 | 0.84 | 0.78 | 0.90 | 0.71 | 0.85 | 0.69 | 1.00 | 0.92 |
| 38 Discount Superstore | GSF | 0.58 | 0.65 | 0.53 | 0.46 | 0.54 | 0.54 | 0.60 | 0.56 | 0.65 | 0.51 | 0.61 | 0.49 | 0.71 | 0.66 |
| 39 Miscellaneous Retail | GSF | 0.48 | 0.54 | 0.44 | 0.38 | 0.45 | 0.45 | 0.50 | 0.46 | 0.54 | 0.42 | 0.51 | 0.41 | 0.59 | 0.54 |
| 40 Retail Warehouse (Hardware) | GSF | 0.55 | 0.62 | 0.51 | 0.44 | 0.52 | 0.52 | 0.57 | 0.54 | 0.62 | 0.49 | 0.58 | 0.47 | 0.68 | 0.63 |
| 41 Retail Warehouse (Gen.Merch.) | GSF | 1.11 | 1.26 | 1.02 | 0.89 | 1.04 | 1.04 | 1.15 | 1.08 | 1.25 | 0.98 | 1.18 | 0.95 | 1.38 | 1.27 |
| 42 Furniture Store | GSF | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 | 0.05 | 0.04 | 0.05 | 0.04 | 0.05 | 0.04 | 0.06 | 0.05 |
| 43 Car Sales - New/Used | GSF | 1.14 | 1.28 | 1.05 | 0.91 | 1.07 | 1.07 | 1.18 | 1.11 | 1.28 | 1.00 | 1.21 | 0.97 | 1.41 | 1.30 |
| **Office** | | | | | | | | | | | | | | | |
| 44 Office 0 - 9999 | GSF | 2.20 | 2.48 | 1.52 | 1.77 | 2.06 | 2.06 | 2.28 | 2.14 | 2.47 | 1.94 | 2.33 | 1.87 | 2.72 | 2.50 |
| 45 Office 10,000 - 49,999 | GSF | 1.37 | 1.55 | 0.95 | 1.10 | 1.29 | 1.29 | 1.42 | 1.33 | 1.54 | 1.21 | 1.45 | 1.17 | 1.70 | 1.56 |
| 46 Office 50,000 - 99,999 | GSF | 1.08 | 1.21 | 0.74 | 0.86 | 1.01 | 1.01 | 1.12 | 1.05 | 1.21 | 0.95 | 1.14 | 0.92 | 1.33 | 1.22 |
| 47 Office 100,000 - 199,999 | GSF | 0.89 | 1.00 | 0.61 | 0.71 | 0.83 | 0.83 | 0.92 | 0.86 | 1.00 | 0.78 | 0.94 | 0.76 | 1.10 | 1.01 |
| 48 Office 200,000 - 299,999 | GSF | 0.78 | 0.87 | 0.53 | 0.62 | 0.73 | 0.73 | 0.80 | 0.75 | 0.87 | 0.68 | 0.82 | 0.66 | 0.96 | 0.88 |
| 49 Office 300,000+ | GSF | 0.75 | 0.84 | 0.52 | 0.60 | 0.70 | 0.70 | 0.78 | 0.73 | 0.84 | 0.66 | 0.79 | 0.64 | 0.92 | 0.85 |
| **Industrial** | | | | | | | | | | | | | | | |
| 50 Light Industry/Manufacturing | GSF | 0.59 | 0.66 | 0.54 | 0.47 | 0.55 | 0.55 | 0.61 | 0.57 | 0.66 | 0.52 | 0.62 | 0.50 | 0.72 | 0.67 |
| 51 Industrial Park | GSF | 0.51 | 0.58 | 0.47 | 0.41 | 0.48 | 0.48 | 0.53 | 0.50 | 0.58 | 0.45 | 0.54 | 0.44 | 0.64 | 0.58 |
| 52 Warehousing/Storage | GSF | 0.28 | 0.32 | 0.26 | 0.23 | 0.26 | 0.26 | 0.29 | 0.27 | 0.32 | 0.25 | 0.30 | 0.24 | 0.35 | 0.32 |
| 53 Mini-Warehouse | GSF | 0.16 | 0.18 | 0.14 | 0.12 | 0.15 | 0.15 | 0.16 | 0.15 | 0.17 | 0.14 | 0.16 | 0.13 | 0.19 | 0.18 |

December 16, 2004

## TRIP GENERATION RATES

| LAND USE | UNITS | P.M. PEAK TRIPS/UNIT | NEW TRIPS % | REDUCED TRIP RATE | TRIP LENGTH |
|---|---|---|---|---|---|
| Single Family | DWELLING | 1.01 | 100 | 1.01 | 3.5 |
| Multi-family | DWELLING | 0.51 | 100 | 0.51 | 3.7 |
| Multifamily (D) | DWELLING | 0.38 | 100 | 0.38 | 3.7 |
| Senior Citizen Dwelling | OCC. DWELL. | 0.11 | 100 | 0.11 | 2.8 |
| Senior Citizen Dwelling (D) | OCC. DWELL. | 0.11 | 100 | 0.11 | 2.8 |
| Nursing Home | BED | 0.22 | 100 | 0.22 | 2.8 |
| Congregate Care/Assisted Living | OCC. DWELL. | 0.17 | 100 | 0.17 | 2.8 |
| Hotel/Motel | OCC. ROOM | 0.65 | 80 | 0.52 | 4.0 |
| Hotel/Motel (D) | OCC. ROOM | 0.49 | 80 | 0.39 | 5.1 |
| Bank/S&L wo Window | 1000 GSF | 33.15 | 60 | 19.89 | 2.9 |
| Bank/S&L w Window | 1000 GSF | 45.74 | 55 | 25.16 | 2.9 |
| Day Care Center (exempt) | 1000 GSF | 13.18 | 75 | 9.89 | 2.0 |
| Service Station | VFP | 13.86 | 50 | 6.93 | 1.7 |
| Service Station w Convenience Mkt | VFP | 13.38 | 45 | 6.02 | 1.7 |
| Convenience Market | 1000 GSF | 52.41 | 40 | 20.96 | 1.3 |
| Convenience Mkt w Gas Pumps | 1000 GSF | 60.61 | 35 | 21.21 | 1.3 |
| Movie Theater w/Matinee | SCREEN | 44.53 | 85 | 37.85 | 2.3 |
| Car Wash - Self Service | STALL | 5.54 | 65 | 3.60 | 1.6 |
| Medical Clinic | DOCTOR | 3.78 | 75 | 2.84 | 4.8 |
| Medical/Dental Office | 1000 GSF | 3.72 | 75 | 2.79 | 4.8 |
| Hospital (non-profit exempt) | 1000 GSF | 1.18 | 80 | 0.94 | 5.0 |
| Elementary School | STUDENT | 0.01 | 100 | 0.01 | 3.7 |
| High School | STUDENT | 0.14 | 100 | 0.14 | 3.7 |
| Junior College | STUDENT | 0.12 | 100 | 0.12 | 3.7 |
| Religious Institution | 1000 GSF | 0.66 | 100 | 0.66 | 3.7 |
| Quality Restaurant | 1000 GSF | 7.49 | 65 | 4.87 | 3.4 |
| High Turnover Restaurant | 1000 GSF | 10.92 | 65 | 7.10 | 2.3 |
| Fast Food Restaurant w window | 1000 GSF | 34.64 | 50 | 17.32 | 2.0 |
| Fast Food Restaurant wo Window | 1000 GSF | 26.15 | 50 | 13.08 | 2.0 |
| Shopping Center 0 - 9999 | 1000 GLSF | 14.24 | 40 | 5.70 | 1.3 |
| Shopping Center 10,000 - 49,999 | 1000 GLSF | 9.43 | 45 | 4.26 | 1.5 |
| Shopping Center 50,000 - 99,999 | 1000 GLSF | 6.90 | 60 | 4.15 | 1.5 |
| Shopping Center 100,000 - 199,999 | 1000 GLSF | 5.45 | 65 | 3.56 | 1.7 |
| Shopping Center 200,000 - 299,999 | 1000 GLSF | 4.58 | 70 | 3.22 | 1.7 |
| Shopping Center 300,000 - 399,999 | 1000 GLSF | 4.09 | 70 | 2.87 | 2.1 |
| Shopping Center 400,000 - 499,999 | 1000 GLSF | 3.75 | 75 | 2.83 | 2.4 |
| Shopping Center 500,000+ | 1000 GLSF | 3.51 | 75 | 2.64 | 3.2 |
| Supermarket | 1000 GSF | 10.45 | 70 | 7.32 | 2.1 |
| Discount Supermarket | 1000 GSF | 8.90 | 70 | 6.23 | 2.1 |
| Discount Store | 1000 GSF | 5.06 | 80 | 4.05 | 1.7 |
| Discount Superstore | 1000 GSF | 3.87 | 75 | 2.90 | 1.7 |
| Miscellaneous Retail | 1000 GSF | 4.80 | 50 | 2.40 | 1.7 |
| Retail Warehouse (Hardware) | 1000 GSF | 2.45 | 60 | 1.47 | 3.2 |
| Retail Warehouse (Gen.Merch.) | 1000 GSF | 4.24 | 70 | 2.97 | 3.2 |
| Furniture Store | 1000 GSF | 0.46 | 50 | 0.23 | 1.7 |
| Car Sales - New/Used | 1000 GSF | 2.64 | 80 | 2.11 | 4.6 |
| Office 0 - 9999 | 1000 GSF | 4.09 | 90 | 3.68 | 5.1 |
| Office 0 - 9999 (D) | 1000 GSF | 3.07 | 90 | 2.76 | 5.1 |
| Office 10,000 - 49,999 | 1000 GSF | 2.55 | 90 | 2.30 | 5.1 |
| Office 10,000 - 49,999 (D) | 1000 GSF | 1.91 | 90 | 1.72 | 5.1 |
| Office 50,000 - 99,999 | 1000 GSF | 2.00 | 90 | 1.80 | 5.1 |
| Office 50,000 - 99,999 (D) | 1000 GSF | 1.50 | 90 | 1.35 | 5.1 |
| Office 100,000 - 199,999 | 1000 GSF | 1.65 | 90 | 1.49 | 5.1 |
| Office 100,000 - 199,999 (D) | 1000 GSF | 1.24 | 90 | 1.12 | 5.1 |
| Office 200,000 - 299,999 | 1000 GSF | 1.44 | 90 | 1.30 | 5.1 |
| Office 200,000 - 299,999 (D) | 1000 GSF | 1.08 | 90 | 0.97 | 5.1 |
| Office 300,000+ | 1000 GSF | 1.39 | 90 | 1.25 | 5.1 |
| Office 300,000+ (D) | 1000 GSF | 1.04 | 90 | 0.94 | 5.1 |
| Light Industry/Manufacturing | 1000 GSF | 0.98 | 100 | 0.98 | 5.1 |
| Industrial Park | 1000 GSF | 0.86 | 100 | 0.86 | 5.1 |
| Warehousing/Storage | 1000 GSF | 0.47 | 100 | 0.47 | 5.1 |
| Mini-Warehouse | 1000 GSF | 0.26 | 100 | 0.26 | 5.1 |

# Impact Fee Areas

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Plot Date: 6/1/2004