CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5872

AN ORDINANCE adopting the impact fee rate schedule, as authorized by Bellevue City Code Section 22.16.085; and establishing an effective date.

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

WHEREAS, the city council has approved and adopted the Transportation Facilities Plan pursuant to Resolutions 7896 and 7914, which Plan includes the impact fee project list; and

WHEREAS, the director of the transportation department has prepared the transportation impact fee program report, demonstrating a maximum allowable impact fee rate of $8667 per PM peak hour trip end; and

WHEREAS, the city council finds that establishing phased implementation of impact fee increases is consistent with the authority provided in Bellevue City Code chapter 22.16 and in chapter 82.02 RCW; and

WHEREAS, the city council finds that establishing the impact fee rate schedule as set forth in this ordinance below the maximum allowable rate is in the public interest; 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, 2009 Update" dated April 2009 and given Clerk's Receiving No. _____ 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 following impact fee schedule is adopted pursuant to Bellevue City Code Section 22.16.085 and the rates established in such schedule shall be assessed as follows: commencing on January 1, 2010 until December 31, 2012 the impact fee rate schedule shall be as set forth in the column headed "Impact Fee Rate 1/1/2010"; commencing on January 1, 2013 until December 31, 2015 the rate shall be as set forth in the column headed "Impact Fee Rate 1/1/2013", and commencing on January 1, 2016 and thereafter, subject to

adjustment as set forth in Section 3, the rate shall be as set forth in the column headed "Impact Fee Rate 1/1/2016":

Land Use	Unit of Measure	Impact Fee Rate 1/1/2010	Impact Fee Rate 1/1/2013	Impact Fee Rate 1/1/2016
Cost Per Trip End		$2,000	$3,000	$5,000
Residential				
Single Family	dwelling	$1,768	$2,651	$4,419
Multi-Family	dwelling	$907	$1,360	$2,266
Senior Citizen Dwelling	dwelling	$224	$336	$560
Commercial - Services				
Bank/ S&L without Window	sf/GFA	$10.55	$15.83	$26.38
Bank/ S&L with Window	sf/GFA	$20.59	$30.89	$51.48
Hotel/Motel	room	$864	$1,296	$2,160
Day Care Center	sf/GFA	$9.35	$14.02	$23.36
Service Station w or wo Convenience Mkt	VFP	$5,118	$7,677	$12,795
Quick Lubrication Vehicle Shop	serv pos	$3,088	$4,632	$7,720
Car Wash - Self Service	stall	$2,881	$4,321	$7,202
Movie Theater w/ Matinee	screen	$44,877	$67,316	$112,193
Commercial - Institutional				
Elementary/ Middle School	student	$222	$333	$555
High School	student	$192	$289	$481
Junior College	student	$200	$300	$500
Religious Institution	sf/GFA	$1.02	$1.53	$2.54
Nursing Home	bed	$308	$462	$770
Congregate Care/Assisted Living	dwelling	$238	$357	$595
Medical Clinic	sf/GFA	$9.32	$13.99	$23.31
Hospital	sf/GFA	$2.28	$3.42	$5.70
Commercial - Restaurant				
Quality Restaurant	sf/GFA	$7.64	$11.46	$19.10
High Turnover Restaurant	sf/GFA	$7.69	$11.54	$19.23
Fast Food Restaurant without Window	sf/GFA	$13.08	$19.61	$32.69
Fast Food Restaurant with Window	sf/GFA	$16.92	$25.38	$42.30
Commercial - Retail Shopping				
Shopping Center	sf/GLA	$2.74	$4.11	$6.85
Supermarket	sf/GFA	$7.17	$10.75	$17.92
Convenience Market	sf/GFA	$13.63	$20.44	$34.07
Convenience Market with Gas Pumps	sf/GFA	$13.58	$20.37	$33.95
Discount Supermarket	sf/GFA	$6.54	$9.81	$16.35
Discount Store	sf/GFA	$3.40	$5.10	$8.50
Discount Superstore	sf/GFA	$2.94	$4.41	$7.35
Miscellaneous Retail	sf/GFA	$1.90	$2.85	$4.76
Retail Warehouse (Hardware)	sf/GFA	$2.09	$3.13	$5.21
Retail Warehouse (General Merchandise)	sf/GFA	$4.75	$7.12	$11.87
Furniture Store	sf/GFA	$0.19	$0.29	$0.48
Pharmacy with or without Drive-Through	sf/GFA	$3.62	$5.43	$9.05
Auto Parts Store	sf/GFA	$2.58	$3.86	$6.44
Car Sales -New/ Used	sf/GFA	$4.77	$7.15	$11.91
Commercial - Office				
Office	sf/GFA	$3.42	$5.13	$8.55
Medical/ Dental Office	sf/GFA	$6.23	$9.34	$15.57
Industrial				
Light Industry/Manufacturing	sf/GFA	$2.47	$3.71	$6.18
Industrial Park	sf/GFA	$2.19	$3.29	$5.48
Warehousing	sf/GFA	$0.82	$1.22	$2.04
Mini-Warehouse	sf/GFA	$0.66	$0.99	$1.66
Downtown Land Uses				
Multi-Family	dwelling	$685	$1,027	$1,711
Hotel/Motel	room	$656	$984	$1,640
Office	sf/GFA	$2.57	$3.86	$6.43

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

Section 3. On January 1, 2017 and annually thereafter, the director of the transportation department shall adjust the impact fee rate schedule by the same percentage amount of change as was included in the most recent amendment to the Washington State Department of Transportation Construction Cost Index. This provision shall apply prospectively only. 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 5559 shall remain in effect through December 31, 2009.

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

Passed by the City Council this 4th day of May, 2009 and signed in authentication of its passage this 4th day of May, 2009.

(SEAL)

Grant S. Degginger, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

Mary Kate Berens, Deputy City Attorney

Attest:

Myrna L. Basich, City Clerk

Published May 7, 2009