City of Bellevue

TRANSPORTATION IMPACT FEE PROGRAM

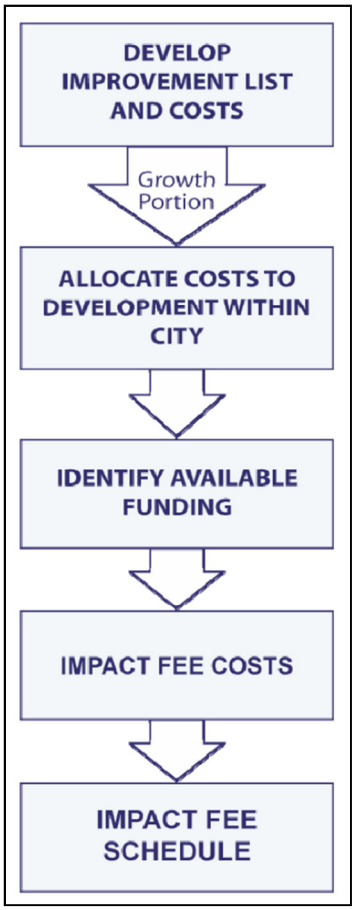
Authority

The Washington State Growth Management Act and RCW 82.02

Guiding Principles – The program should:

- Be legally and technically defensible (provide nexus and proportionality to impact);
- Be financially constrained;
- Be fair, consistent, and predictable in its development and application;
- Have reasonable rates based on improvements necessary to accommodate new growth and development under the Comprehensive Plan; and
- Be simple to administer and not preclude other requirements of SEPA such as safety issues, access improvements, etc.

Figure 1. Traffic Impact Fee Program Development Steps



Impact Fee Program Structure

In 2009 the City moved from a multiple district impact fee program to a single citywide district program. The key steps involved in the impact fee development process are outlined in **Figure 1** on the right of the page.

Impact Fee Projects and Costs

There are currently 18 projects included in the city's Impact Fee Program. These projects are geographically represented in **Figure 2** on the reverse of the page. The 18 projects have a total estimated cost of $203.44 million. The "City Growth" portion of this cost, a percentage based on 12-year traffic model projections (66.4%), is $126.65 million. This amount divided by the projected New City PM Peak Hour Trips (23,055) allows a maximum impact fee per trip rate of $5,494.

$126,654,880 ÷ 23,055 trip ends = $5,454 per new trip

Impact Fee Rates

Impact fee rates (and a land use specific impact fee schedule) are set by City Council action. The Bellevue City Council adopted a stepped impact fee rate system in 2009 which remains in effect today:

- Jan. 1, 2010 – Dec. 31, 2012 $2,000/Trip
- Jan. 1, 2013 – Dec. 31, 2015 (Current) $3,000/Trip
- Jan. 1, 2016 – Dec. 31, 2016 $5,000/Trip
- Jan. 1, 2017 and annually thereafter $5,000 plus annual indexing

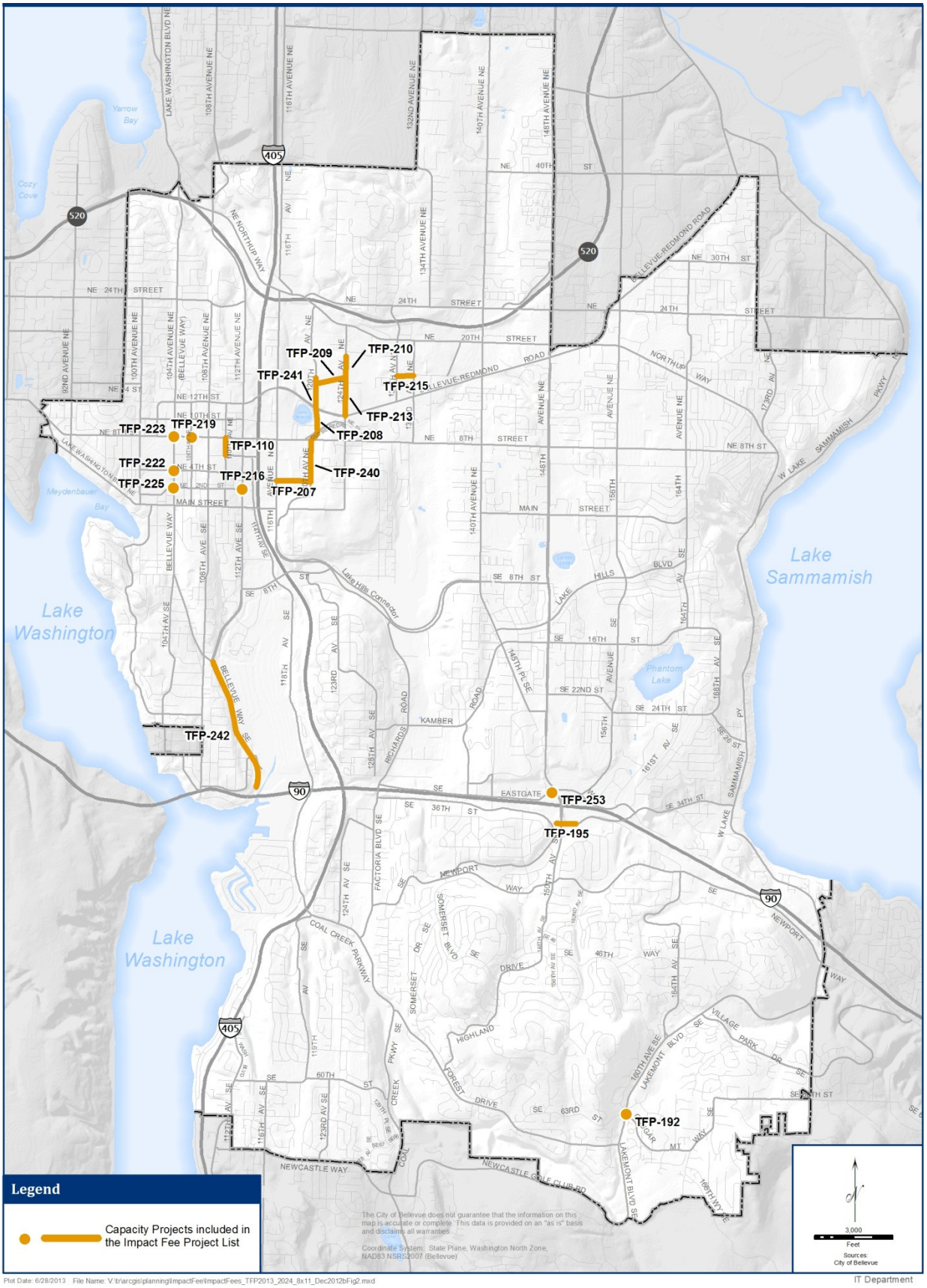



Figure 2. Bellevue Transportation Impact Fee Projects Map