

Continued Discussion of Concurrency and Impact Fees

June 2, 2014



BACKGROUND

- Updated Transportation Master Plan adopted in 2011
- Includes direction to update concurrency methodology and adopt impact fees
- Transportation concurrency required by GMA (RCW 36.70A.020(12))
- May 12, 2014 – Draft Ordinances 689 and 690 and rate study presented to Council

QUESTIONS FROM MAY 12, 2014 DISCUSSION

1. Deferral of payment
2. Low income housing exemption
3. Vesting
4. Updates to Rate Study
5. Relationship to SEPA mitigation
6. Change of land use
7. Timing for adoption
8. Improvements to 145th Street
9. Exemptions/reductions for specific land uses
10. Interlocal agreements
11. Point Wells development

QUESTIONS FROM MBA

Staff met with a representative of the Master Builders Association – Impact fee per trip is reasonable

1. Projects in CFE
2. Other funds committed to projects
3. Funding sources for City share
4. Reduction to “not rely solely on impact fees”
5. Growth share of project cost based on volume increases

EXEMPTIONS FOR ECONOMIC DEVELOPMENT

- Allowed as a “broad public purpose” – must be defined
- Identify specific land uses
- City must cover costs
- Time limit and/or funding “cap”

SCHEDULE AND RECOMMENDATION

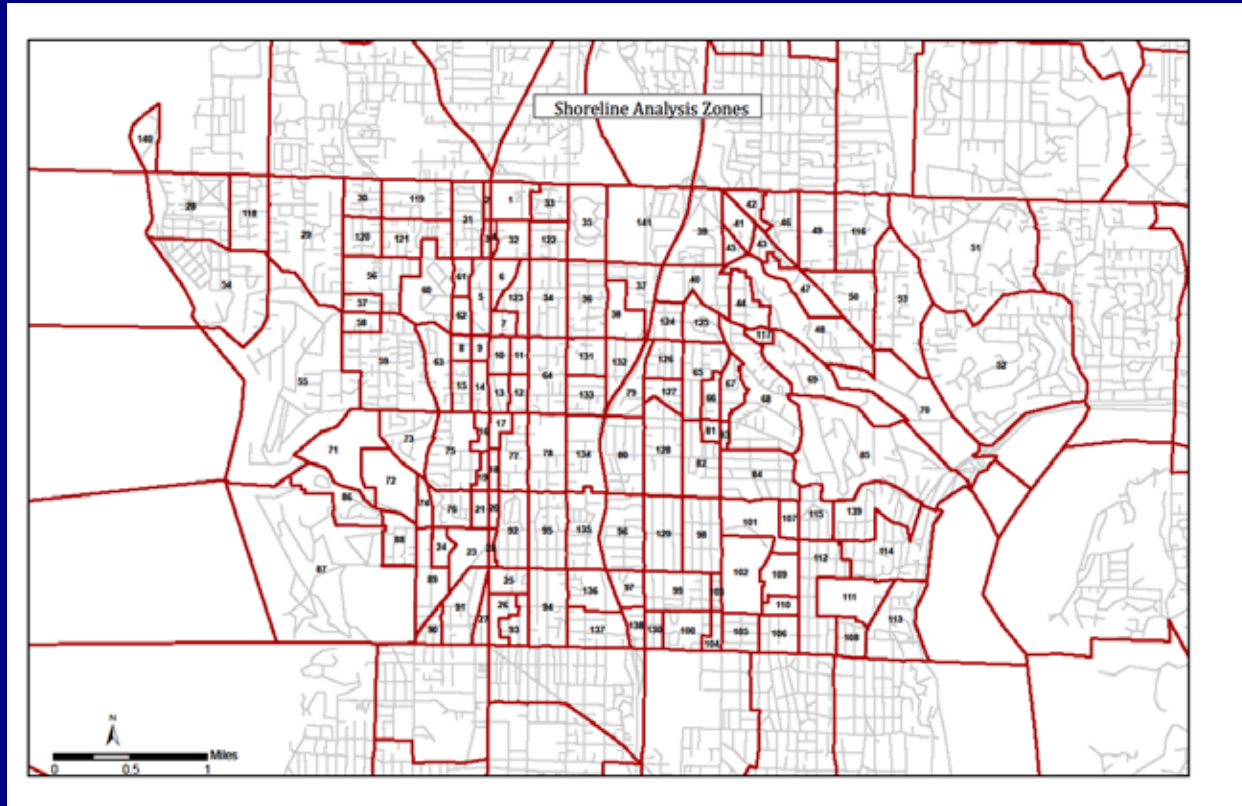
- No action required tonight
- Adoption scheduled for July 21, 2014
- Staff recommendation – Recommend adoption of Ordinances 689 and 690 and Impact Fee Rate Study

EXTRA SLIDES

City-wide Growth in Shoreline

Development	Base	2030	Growth
Housing Units	21,000	26,000	5,000
Jobs	16,000	21,000	5,000

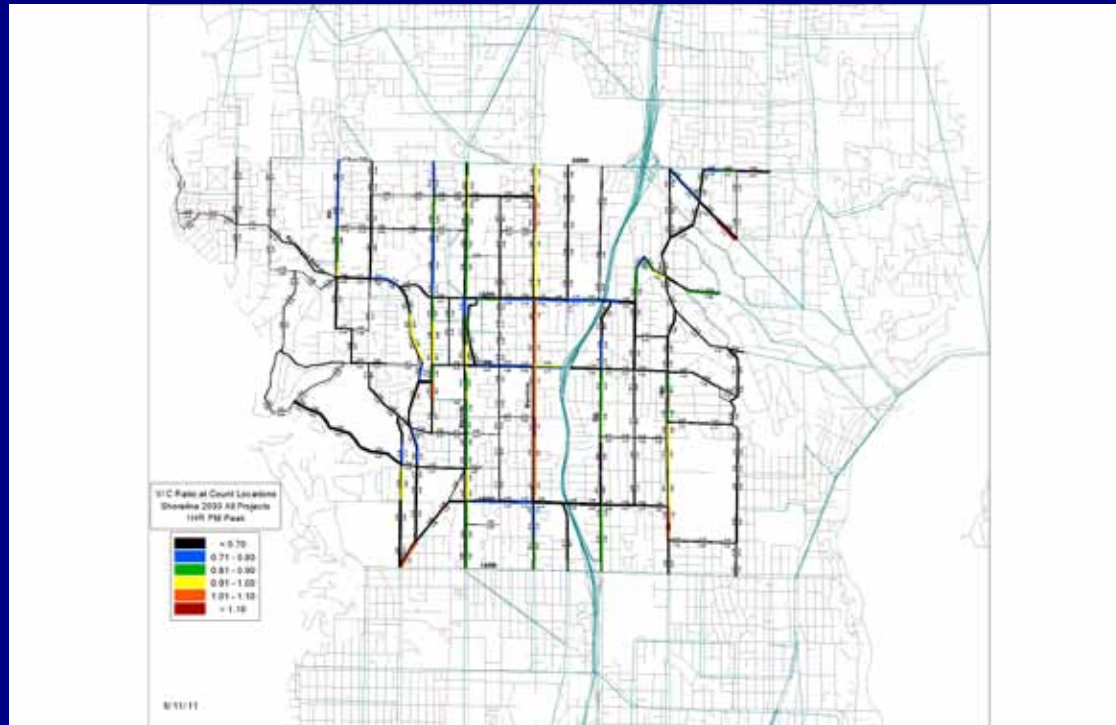
Growth Assigned to 141 Zones (“TAZs”)



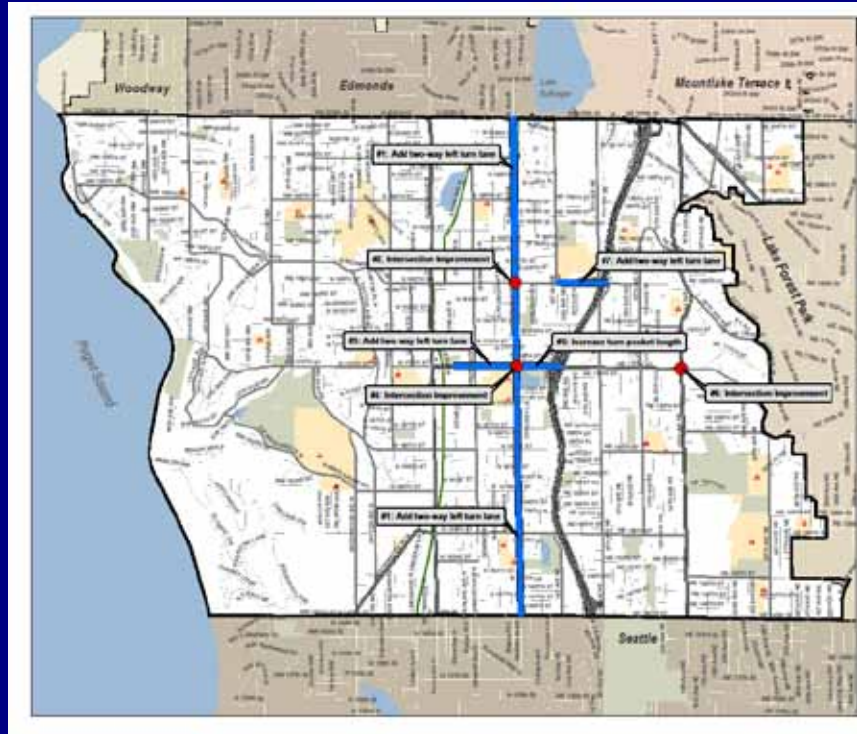
Growth Assignment Consistent With the Comprehensive Plan

SHORELINE TRAFFIC MODEL						
TAZ NUMBER	NEW JOBS	EXISTING JOBS	TOTAL JOBS	NEW HOUSING UNITS	EXISTING HOUSING UNITS	TOTAL HOUSING UNITS
1	400	841	1241	32	0	32
5	350	207	557	300	92	392
10	250	159	409	200	165	365
30	0	2	2	7	148	155
38	600	128	728	500	20	520
41	100	158	258	300	127	427
44	0	4	4	7	112	119
55	0	96	96	7	706	713

Traffic Model Identifies Levels of Service With Growth



Projects Add Capacity for Growth Impact Fees Pay for Part of Projects



Shoreline's Proposed Concurrency

Trip Generation Calculator

ITE Code	ITE Land Use Category	Trip Rate (1)	Unit of Measure	Applicant's Number of Units	Applicant's Trips To Be Generated
110	Light Industrial	0.98	1,000 sq ft		
140	Manufacturing	0.74	1,000 sq ft		
151	Mini-warehouse	0.26	1,000 sq ft		
210	Single family House	1.01	dwelling	32	20
220	Apartment	0.62	dwelling		
230	Condominium	0.52	dwelling		
240	Mobile Home	0.59	dwelling		
250	Retirement Community	0.26	dwelling		
310	Hotel	0.59	room		
320	Motel	0.47	room		
420	Marina	0.19	berth		
430	Golf course	0.30	acre		
444	Movie Theater	5.22	1,000 sq ft		
492	Racquet club	0.64	1,000 sq ft		
530	High School	0.97	1,000 sq ft		
560	Church	0.66	1,000 sq ft		
610	Hospital	1.18	1,000 sq ft		
620	Nursing home	0.22	bed		
710	General Office	1.49	1,000 sq ft	13,500	20
720	Medical office	3.72	1,000 sq ft		
820	Shopping Center	3.75	1,000 sq ft	5,400	20
932	Restaurant: sit-down	10.92	1,000 sq ft		
933	Fast food, no drive-up	26.15	1,000 sq ft		
934	Fast food, w/ drive-up	34.64	1,000 sq ft		
944	Gas station	13.86	pump		
945	Gas station w/convenience	13.38	pump		
850	Supermarket	10.45	1,000 sq ft		
851	Convenience market-24 hr	52.41	1,000 sq ft		
912	Drive-in Bank	45.74	1,000 sq ft		
				TOTAL	60

PROJECTS TO ACCOMMODATE GROWTH (1-3)

1. Addition of a center two-way left-turn lane and traffic calming measures on Meridian Ave N from N 145th St to N 205th St
2. Intersection improvements at N 185th St and Meridian Ave N
3. Addition of a center two-way left-turn lane on N 175th St from Stone Ave N to Meridian Ave N
4. Intersection improvements at N 175th St and Meridian Ave N

PROJECTS TO ACCOMMODATE GROWTH (4-7)

5. Extension of left-turn pockets on N/NE 175th St between Meridian Ave N and the I-5 on-/off-ramps
6. Addition of a center two-way left-turn lane on NE 185th St from 1st Ave NE to 7th Ave NE
7. Intersection improvements at NE 175th St and 15th Ave NE
 - (Does not include intersection improvements at NE 175th St and 15th Ave NE – signal timing and rechannelization)

PROJECT COSTS & COST PER TRIP

- \$38.7 million \div 6,032 trips = \$6,314.19 / trip
- \$6,314.19 / trip \times 97% = \$6,124.77



COST PER TRIP

- \$6,124.77 per trip
- Determines impact fee for various land uses
 - Number of trips based upon intensity of use
 - Trip length
 - Exclusivity of trips (single destination or “pass by”)
 - Institute of Transportation Engineers Trip Generation Report



SHORELINE IMPACT FEES PER USE

- Single family residential (includes townhouse and duplex): \$5,567.41 per DU
- Apartment (includes ADU): \$3,607.49 per DU
- Condominium: \$3,662.61 per DU
- General office: \$12.10 per sq ft
- Medical-dental office: \$19.55 per sq ft
- General retail and personal services: \$8.14 per sq ft
- Sit down restaurant: \$22.97 per sq ft