

**Transportation Impact Fee
Advisory Committee**

September 6, 2017

Time: 9:00 A.M. – 11:00 A.M.

Location: City Hall – Conference Room 3B

Agenda

- 1) Discuss code incentives – Inga Note – 40 min
- 2) Land Use Tables Additions and Deletions – Inga Note – 20 min
- 3) First look at Capacity Projects – Inga Note – 40 min
- 4) Setting Next Agenda

Impact Fee Incentives

Proposed 17D.075.070 Credits

- A. The city council finds that certain types of development activity ~~including development with the City's center and corridor zones,~~ is likely to generate fewer p.m. peak hour vehicle trips than other development activity. Consistent with this finding, a feepayer may request a partial credit for the following:
1. Development within center and corridor zones shall qualify for a partial credit of ten percent of the impact fees otherwise payable as a result of the development activity.
 2. Mixed use development incorporating an "active" first floor (e.g. office, retail) and residential shall qualify for a partial credit of ten percent of the impact fees otherwise payable as a result of the development activity.
 3. Development of ~~complete streets that provide~~ bicycle and pedestrian connections through their site to surrounding neighborhoods and, a public park or school, or that expand the connectivity of the trail network shall entitle a feepayer to a partial credit of ten percent of the impact fees otherwise payable as a result of the development activity. ~~The credit provided for in this section shall only apply to the extent a feepayer is developing a complete street on the entire length of the block on which the development activity is occurring.~~ The credit provided for in this section shall be limited to the cost incurred by the feepayer in developing the complete street connection.
 4. Development projects that incorporate covered and lockable bicycle storage for at least 50% of their required bicycle parking shall qualify for a credit of \$1000 per space up to the limit of the impact fees otherwise payable as a result of the development activity. The bicycle storage area must be dedicated for that use only. See SMC 17C.230.200 for space requirements.
 5. Development projects located on a transit corridor may make improvements in coordination with STA and will qualify for a partial credit of up to 10% percent of the impact fees otherwise payable as a result of the development activity. The credit provided for in this section shall be limited to the cost incurred by the feepayer in developing the improvements. Eligible improvements include:
 - A. The installation of a weather cover, lighting or the dedication of right-of-way for transit stop improvements, as warranted by current or reasonably anticipated future usage of a transit stop, consistent with STA's established policies and design standards.
 - 3.6. The cumulative credits granted in subsections (B)(1) through (B)(37) above ~~for center and corridor development, mixed use development incorporating active first floors, and development of complete streets,~~ shall not exceed twenty-thirty percent of the impact fees otherwise payable as a result of the development activity.

Current Fee Schedule



Transportation Impact Fee Schedule

Downtown Service Area

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Residential			
Single Family	210	dwelling	\$106.35
Multi Family (2 Levels or Less)	221	dwelling	\$68.63
Multi Family (3 Levels or More)	232	dwelling	\$42.07
Nursing Home	253	bed	\$14.23
Retirement Community	255	dwelling	\$24.27
Assisted Living	620	dwelling	\$18.41
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$70.62
Hotel/Motel	320	room	\$56.26
Movie Theater	444	sq ft/GFA	\$0.26
Health Club	492	sq ft/GFA	\$0.24
Day Care	565	sq ft/GFA	\$0.56
Bank	912	sq ft/GFA	\$0.51
Commercial - Institutional			
Elementary School/Jr. High School	522	student	\$6.75
High School	530	student	\$6.27
University/College	550	student	\$18.90
Religious Institute	560	sq ft/GFA	\$0.06
Library	590	sq ft/GFA	\$0.22
Hospital	610	sq ft/GFA	\$0.14
Commercial - Restaurant			
Quality Restaurant	931	sq ft/GFA	\$0.43
High Turnover Restaurant	932	sq ft/GFA	\$0.57
Fast Food Restaurant	934	sq ft/GFA	\$1.02
Espresso Stand**	-	sq ft/GFA	\$0.61
Drinking Establishment	925	sq ft/GFA	\$0.38

BASE RATE PER PM TRIP

\$90

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$0.16
Specialty Retail Center	814	sq ft/GLA	\$0.09
Hardware/Paint Store	816	sq ft/GFA	\$0.17
Nursery/Garden Center	817	sq ft/GFA	\$0.17
Shopping Center	820	sq ft/GLA	\$0.13
Car Sales - New/Used	841	sq ft/GFA	\$0.25
Tire Store	848	Service bay	\$183.51
Supermarket	850	sq ft/GFA	\$0.46
Convenience Market	851	sq ft/GFA	\$1.03
Pharmacy	881	sq ft/GFA	\$0.27
Furniture Store	890	sq ft/GFA	\$0.01
Video Rental	896	sq ft/GFA	\$0.42
Quick Lubrication Vehicle Shop	941	Service Bay	\$298.94
Auto Parts & Service Center	943	sq ft/GFA	\$0.22
Service Station/Minimart/Carwash	853	VFP	\$727.71
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$0.15
Heavy Industrial	120	sq ft/GFA	\$0.10
Industrial Park	132	sq ft/GFA	\$0.13
Manufacturing	140	sq ft/GFA	\$0.11
Warehouse/Storage	150	sq ft/GFA	\$0.07
Commercial - Administrative Office			
General Office	710	sq ft/GFA	\$0.21
Medical Office / Clinic	720	sq ft/GFA	\$0.45
Office Park	750	sq ft/GFA	\$0.20

Revised 2/9/11 pkells

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GLA= Gross Leasible Area

GFA= Gross Floor Area

ITE = Institute of Transportation Engineers

* Fee per Unit are reduced, where applicable, to account for "pass-by" trips

** No ITE rates in ITE Trig Generation Manual, 8th Edition - Referenced Starbucks Study March, 2002.



Transportation Impact Fee Schedule

This rate will vary by district.
Current rates are:
DN - \$90
NW - \$634
S - \$587
NE - \$850

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family	210	dwelling	\$105.30
Multi Family (2 Levels or Less)	221	dwelling	\$64.21
Multi Family (3 Levels or More)	232	dwelling	\$42.07
Nursing Home	254	bed	\$24.27
Continuing Care Retirement Comm	255	dwelling	\$13.39
Assisted Living	620	bed	\$18.41
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$70.62
Hotel/Motel	320	room	\$56.26
Movie Theater	444	sq ft/GFA	\$0.20
Health Club	492	sq ft/GFA	\$0.25
Day Care	565	sq ft/GFA	\$0.50
Bank	912	sq ft/GFA	\$0.55
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.05
Middle School	522	sq ft/GFA	\$0.04
High School	530	sq ft/GFA	\$0.05
University/College	550	ASF	\$0.06
Religious Institute	560	sq ft/GFA	\$0.05
Library	590	sq ft/GFA	\$0.33
Hospital	610	sq ft/GFA	\$0.11
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$0.41
Quality Restaurant	931	sq ft/GFA	\$0.39
High Turnover Restaurant	932	sq ft/GFA	\$0.40
Fast Casual	-	sq ft/GFA	\$0.66 new
Fast Food Restaurant	934	sq ft/GFA	\$0.98
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$0.39

BASE RATE PER PM TRIP

\$90

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$0.16
Specialty Retail Center	826	sq ft/GLA	\$0.09
Hardware/Paint Store	816	sq ft/GFA	\$0.17
Nursery/Garden Center	817	sq ft/GFA	\$0.31
Shopping Center	820	sq ft/GLA	\$0.14
Car Sales - New/Used	841	sq ft/GFA	\$0.21
Tire Store	848	Service bay	\$183.51
Supermarket	850	sq ft/GFA	\$0.36
Convenience Market	851	sq ft/GFA	\$0.81
Pharmacy	881	sq ft/GFA	\$0.25
Furniture Store	890	sq ft/GFA	\$0.01
Quick Lubrication Vehicle Shop	941	Service Bay	\$298.94
Auto Parts & Service Center	943	sq ft/GFA	\$0.22
Service Station/Minimart/Carwash	853	VFP	\$549.22
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$0.13
Heavy Industrial	120	sq ft/GFA	\$0.09
Industrial Park	132	sq ft/GFA	\$0.11
Manufacturing	140	sq ft/GFA	\$0.10
Warehousing	150	sq ft/GFA	\$0.04
Mini-Storage	151	sq ft/GFA	\$0.02 new
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$0.46 new
General Office	710	sq ft/GFA	\$0.16
Medical Office / Clinic	720	sq ft/GFA	\$0.35
Office Park	750	sq ft/GFA	\$0.16

Notes:

Updated Dec 2016 using the ITE Trip Generation Manual, 9th Edition

Fees are reduced, where applicable, to account for "pass-by" trips

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined as building service, circulation, mechanical and structural should not be included.

ITE = Institute of Transportation Engineers

Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Milford's, Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

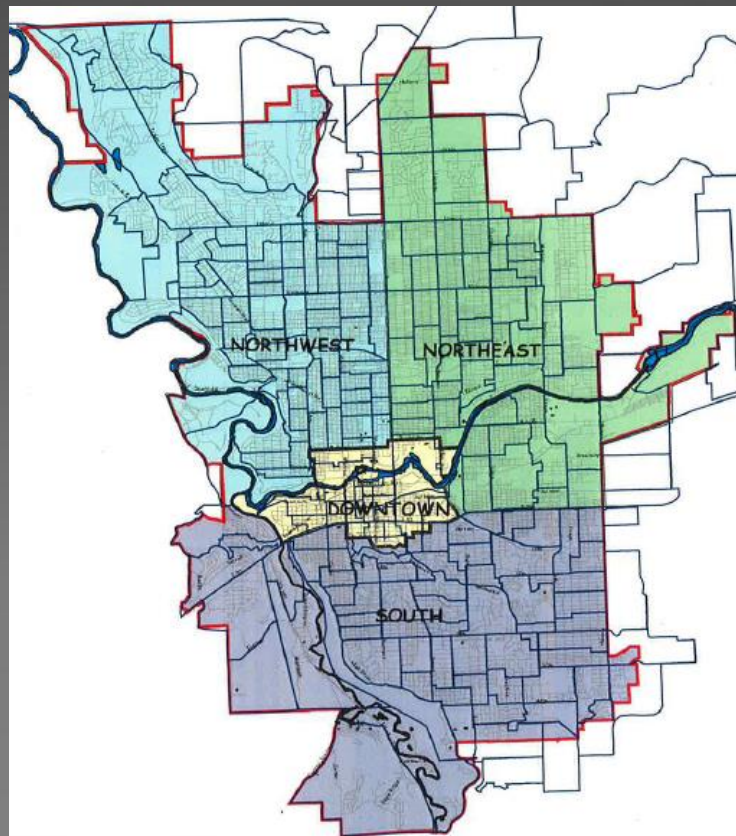
Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).

Fast Food Restaurant = with drive-thru and indoor seating, open breakfast-lunch-dinner, order at register and pay before eating (Ex. McDonalds, Zips, Taco Bell)

Specialty Retail = Generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services such as real estate offices, dance studios, salons, florists and small restaurants.

Transportation Impact Fee Update

Sept 6, 2017



Existing Code Incentives

17D.075.070

- *10% development within CC zones*
- *10% for mixed use development incorporating an “active” first floor (e.g. office, retail) and residential above*
- *10% for the development of complete streets that provide pedestrian connections to surrounding neighborhoods and districts*
- *Total credit may not exceed 20%*

Revised Code Incentives

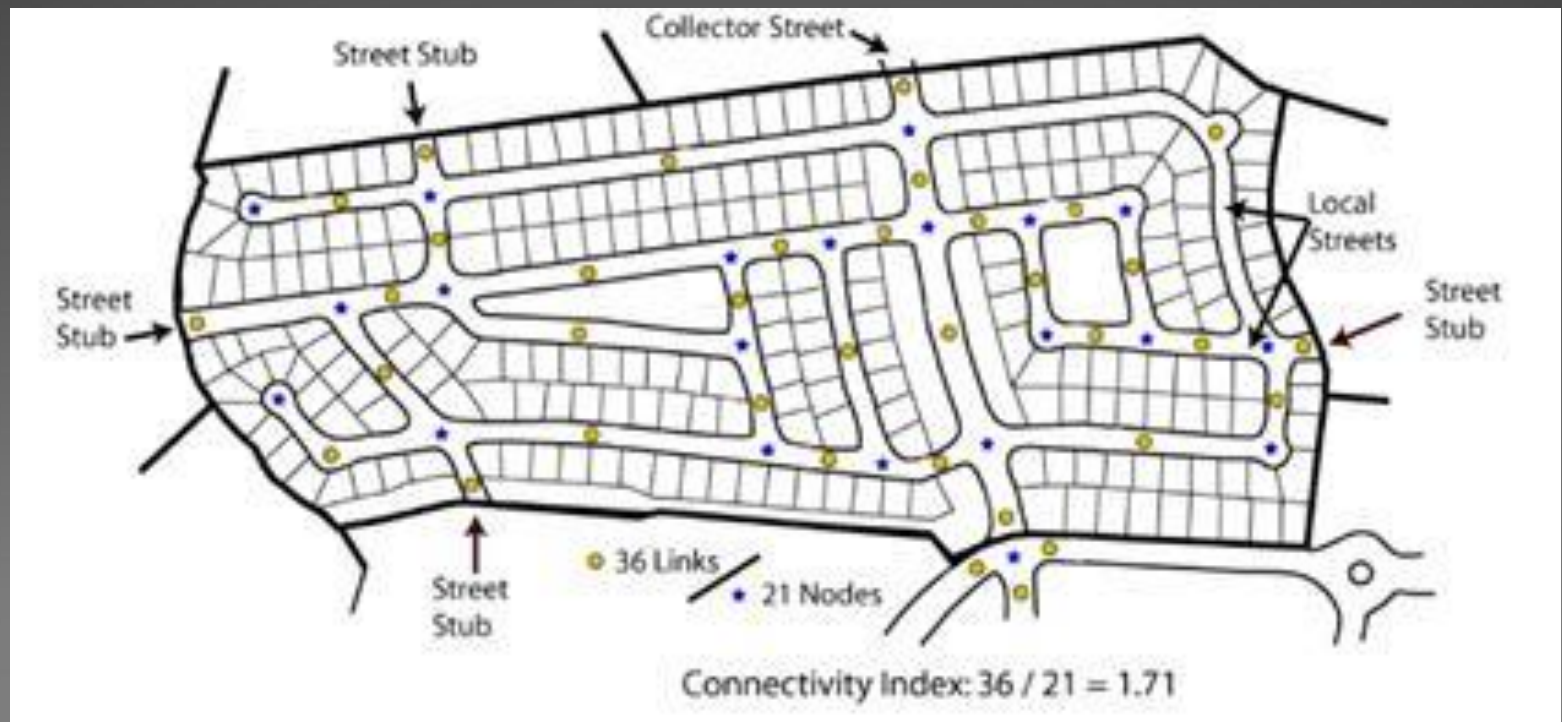
17D.075.070

- *10% development within CC zones*
- *10% for mixed use development incorporating an “active” first floor*
- *10% for bicycle & ped connections*
- *\$1000 (?) per space for covered bicycle parking*
- *10% for certain transit stop improvements*
- *Total credit may not exceed 30%*

Revised Code Incentives

Bike-Ped Connections

Connectivity Index



Revised Code Incentives

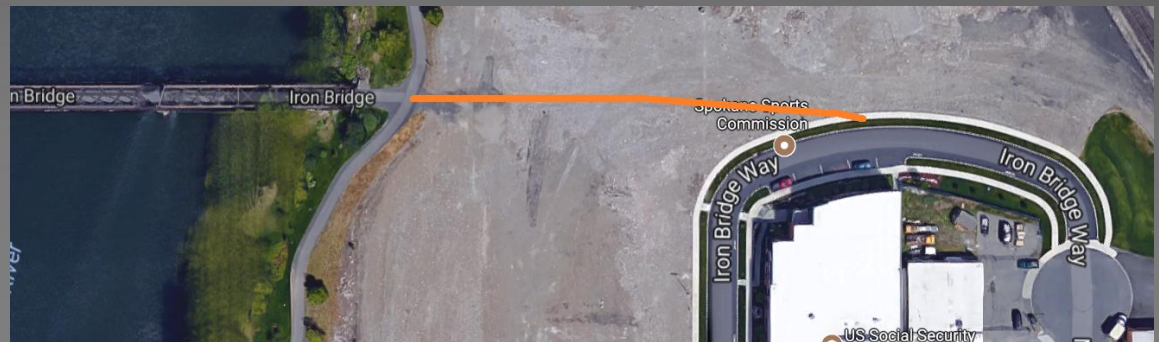
Bike-Ped Connections



***Subdivision connection to
Prairie View Elementary***



Subdivision connection to Ben Burr Trail



Desired Iron Bridge connection

Revised Code Incentives

Covered, lockable bicycle parking



2 bike locker
\$1,800



2 bike locker
\$2,100



2 bike - BikeLid
\$2,000



2 bike locker
\$3,100

Low-income Housing Reduced Rate options

Type	Daily Trips per unit	PM Trips per unit	Source
Single Family	9.52	1.00	ITE Rate 210
Apartment	6.65	0.62	ITE Rate 220
Low-income Family *	4.08	0.34	LA survey of affordable housing
Low-income Seniors	1.72	0.15	LA survey of affordable housing
Low-income Apartment	4.85	0.45	PSRC Household travel survey

** Family could be detached or attached housing*

Low-income Housing Reduced Rate

Eligible projects:

- *Applicants to WA State's Low Income Housing Tax Credit Program*
- *Applicants to City of Spokane's HOME program*



Riverwalk Point – HOME recipient

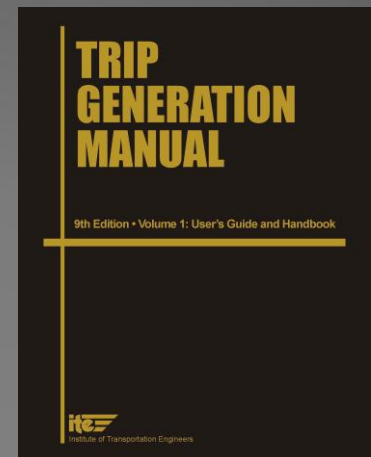
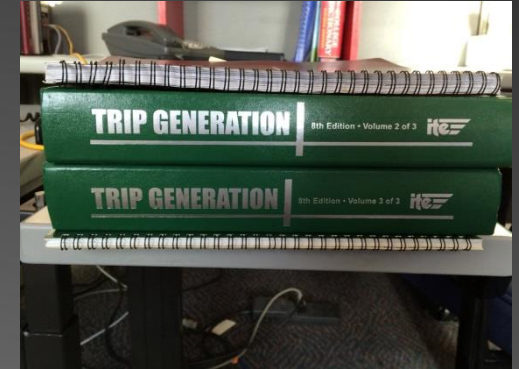
Land Use Revisions

Deleted –

- *Video Rental store*

Updated -

- *School rates now use GFA instead of students*
- *Revised all rates per 9th Edition of ITE Manual*



Land Use Revisions

Additions –

- *Fast Casual restaurant*
- *Mini-Storage*
- *Veterinary Clinic*



Use of Impact Fees

WAC 365-196-850

Must only be imposed for system improvements that are reasonably related to the new development.

"System improvements" (in contrast to "project improvements") are public facilities included in the capital facilities plan that are designed to provide service to service areas within the community at large;

Use of Impact Fees

RCW 82.02.050

Shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development.

Shall be used for system improvements that will reasonably benefit the new development.

Use of Impact Fees

RCW 82.02.060

May provide for the imposition of an impact fee for system improvement costs previously incurred by a county, city, or town to the extent that new growth and development will be served by the previously constructed improvements provided such fee shall not be imposed to make up for any system improvement deficiencies.

Draft Project List

Downtown

5th Ave / Sherman St	Intersection - Install new traffic signal	\$ -
Trent / Hamilton intersection	modifications due to new traffic patterns with NSC	\$ -
Downtown Bike Share	Paid bike share program	\$ -
D Bicycle Improvements	stripe bike facilities on arterials	\$ -
D Pedestrian Improvements	install pedestrian facilities on arterials	\$ -
Ash Street 2-way from Broadway to Dean	Convert Ash Street to a 2-way street to allow access to Maple Street Bridge SB.	\$ -

Downtown Ash Street 2-Way



Downtown 5th/Sherman



Draft Project List

Northwest

Assembly St / Francis Ave (SR291)	Intersection - Construct Roundabout	\$ -
Indian Trail Rd - Kathleen to Barnes	Widening - Construct to 5-lane section	\$ -
Wellesly / Driscoll	Roundabout	\$ -
sr 291 / Rifle Club Road	signal	\$ -
Francis/Alberta	modify NB and SB lanes to allow protected phasing	\$ -
Francis/Maple	add WBR lane	\$ -
NW Bicycle Improvements	stripe bike facilities on arterials	\$ -
NW Pedestrian Improvements	install pedestrian facilities on arterials	\$ -

Northwest Francis/9 Mile/Assembly

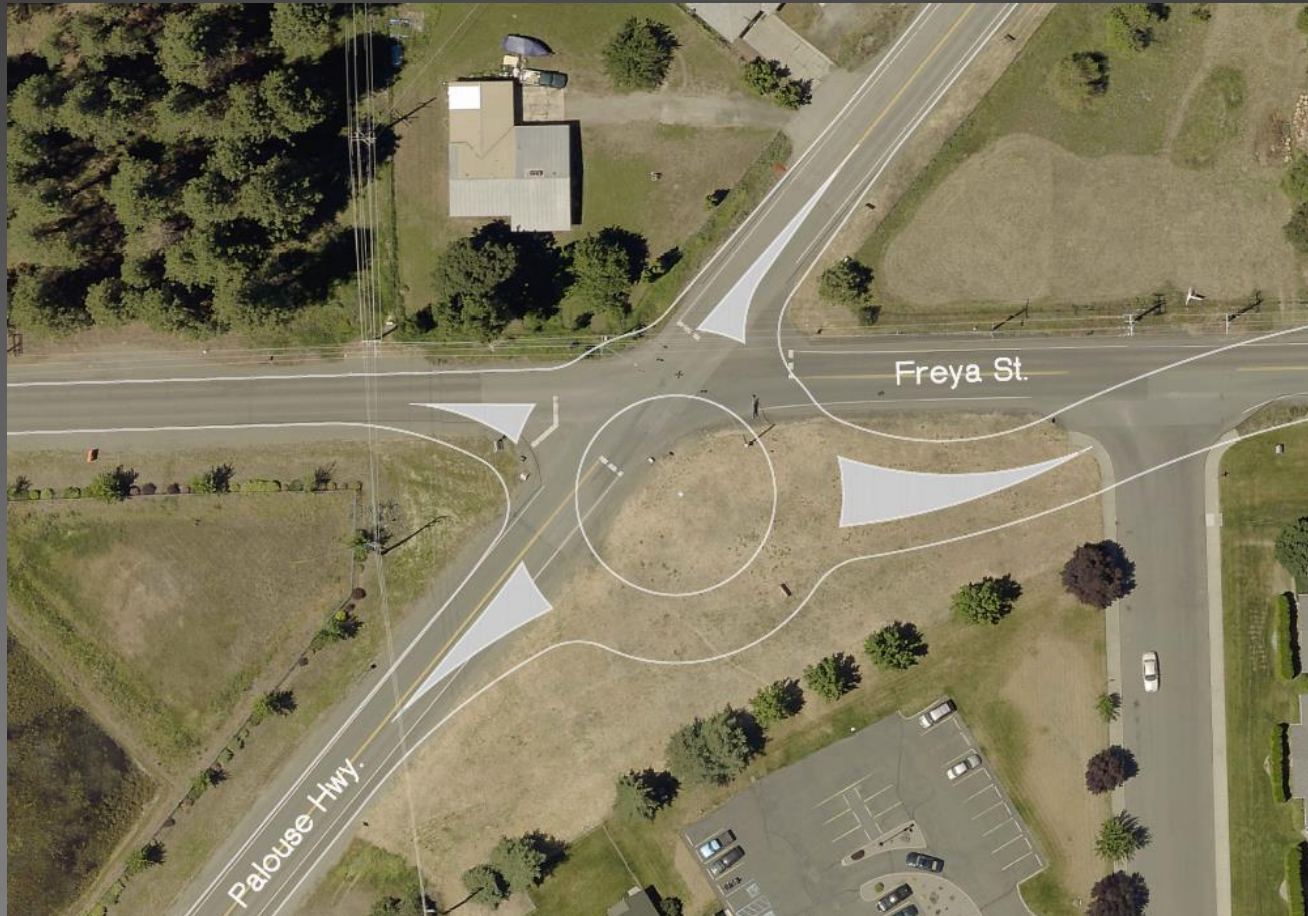


Draft Project List

South

29th Ave / Freya St	Stripe EBL and WBL turn lanes, and widen for NB and SB left turn lane. Keep 4-way stop.	\$ -
29th Ave TWLTL	add TWLTL between Pittsburg and Lee	\$ -
37th Ave / Freya st	Possible traffic signal (<i>subject to alternatives analysis</i>)	\$ -
37th Ave / Ray St	Construct traffic signal and WBR channelization	\$ -
Ray-Freya Alternative	<i>Placeholder for after alternatives analysis</i>	\$ -
44th Ave from Crestline to Altamont	new collector road section	\$ -
44th/Regal	Widen northbound approach to 2 lanes	\$ -
Freya / Palouse Hwy	roundabout or turn lanes	\$ -
S Bicycle Improvements	stripe bike facilities on arterials	\$ -
S Pedestrian Improvements	install pedestrian facilities on arterials	\$ -

South Palouse/Freya Roundabout



S FREYA ST

29TH AVE

30'

34'

12'

10'

12'

12'

10'

12'

34'

30'

South 44th Ave Connection



Draft Project List

Northeast

Lincoln Rd / Nevada St	Intersection Improvements - Construct separate eastbound and westbound left-turn lanes; include west leg widening and construction of 5-lane east of Nevada 1000'	\$ -
Hamilton St Corridor - Desmet Ave to Foothills Ave	Segment Improvements - Construct traffic signal modifications to accommodate protected or protected/permitted signal phasing. New signal at Desmet.	\$ -
Market/Wellesley and Haven/Wellesley improvements	Add additional lane between Haven and Market to fit left turn movements.	\$ -
Mission/Havana	signal	\$ -
Crestline / Magnesium	add EBR turn lane, two lanes for NB, all-way stop.	\$ -
Nevada / Magnesium	left turn protected-permitted phasing, restripe for WBL and EBL turn lanes, add WBR, one through lane east-west, maybe ROW on NE corner	\$ -
Greene/Ermina	New signal to accommodate SCC access for transit and future NSC (mostly funded by STA)	\$ -
NE Bicycle Improvements	stripe bike facilities on arterials	\$ -
NE Pedestrian Improvements	install pedestrian facilities on arterials	\$ -

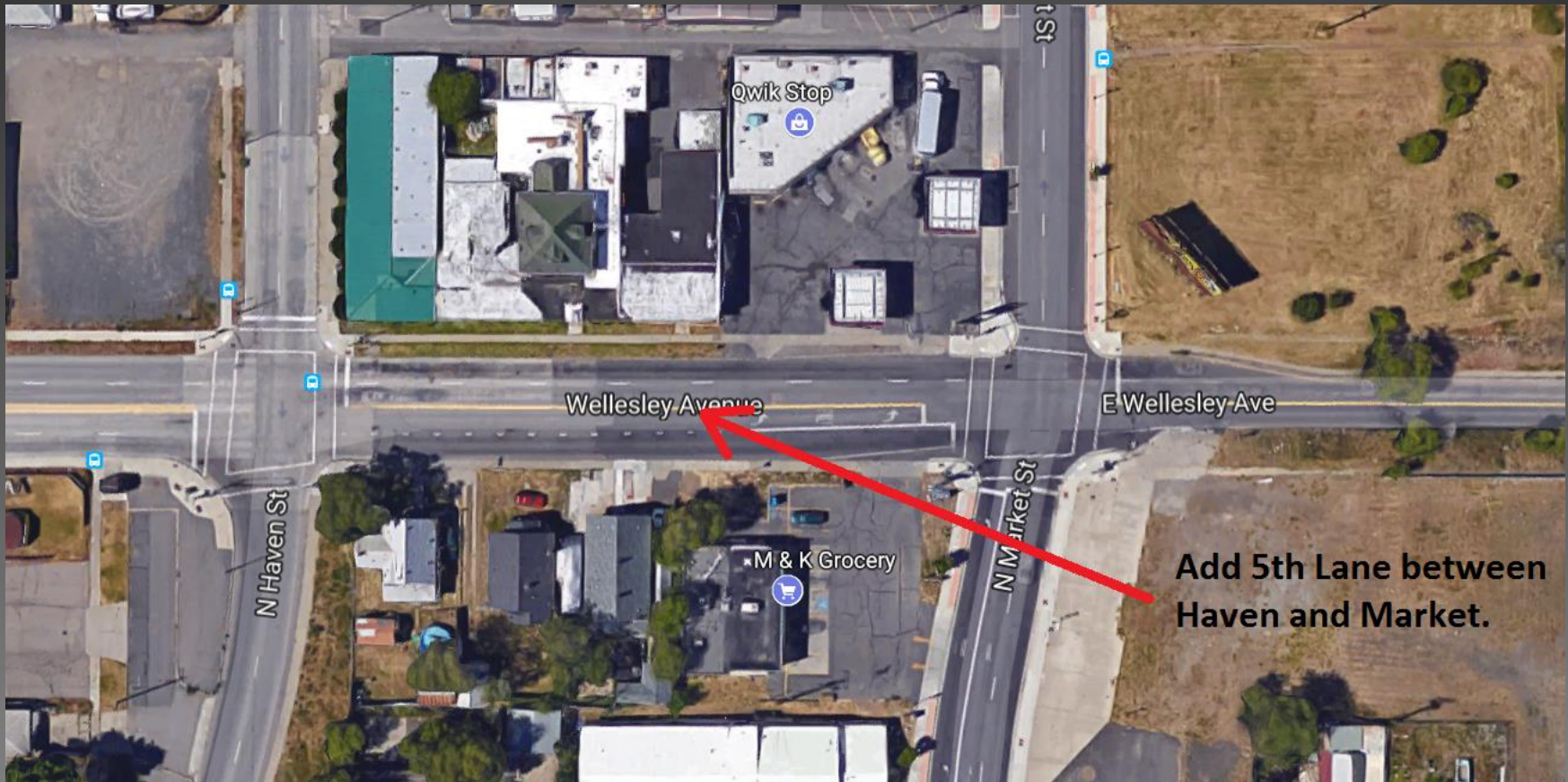
Northeast Nevada/Magnesium



Northeast Nevada/Lincoln



Northeast Market/Haven/Wellesley



Northeast Mission/Havana



Draft Project List

West Plains

US 2 / Deer Heights Signal	new signal or roundabout	\$ -
21st Avenue: Deer Heights to Flint/Granite	segment - construct new 3-lane arterial	\$ -
Deer Heights Road: south end to 18th/21st	segment - construct new 2-lane arterial	\$ -
12th Avenue: Deer Heights to Flint/Granite	segment - construct new 2-lane arterial	\$ -
US 2 Bike Path	bike path from Deer Heights to Sunset Hill	\$ -
W Bicycle Improvements	stripe bike facilities on arterials	\$ -
W Pedestrian Improvements	install pedestrian facilities on arterials	\$ -

Recommended First Projects



West Plains 18th-21st Avenue



West Plains 12th Avenue



Next Meeting

- *Finalize incentives code*
- *Finalize updates to land use fee categories*
- *Improvement project costs*