

# Transportation Impact Fee Committee Meeting #3

1/10/23



# Role of the Committee

- *Review changes to the fee schedule*
- *Review boundary options*
- *Advise on pros and cons of the options*

*2-3 final options will be taken to Plan Commission and Council for a decision*

# Schedule

Mayor's cabinet – Jan 12<sup>th</sup>

Plan Commission Workshop – Feb 8<sup>th</sup>, 2023

Plan Commission Hearing – Feb 22<sup>nd</sup>, 2023

PIES – Feb 27<sup>th</sup>, 2023

Council first reading – March 13<sup>th</sup>

Council hearing – March 20<sup>th</sup>

# Agenda

- ***Project list***
- ***Cost Index adjustment***
- ***Rate calculation and city funding sources***
- ***Draft boundaries and rates***
- ***Committee member feedback***

# Impact Fee Webpage

<https://my.spokanecity.org/business/commercial/impact-fees/>



Commercial Impact Fees

## Transportation Impact Fees

### Current Impact Fee Code

- [SMC 17D.075 Transportation Impact Fees](#)
  - [Appendix A – 2023 Impact Fee Rate Schedules](#) (PDF 413 KB)
  - [Appendix A – 2022 Impact Fee Rate Schedules](#) (PDF 426 KB)
  - [Appendix A – 2021 Impact Fee Rate Schedules](#) (PDF 101 KB)
  - [Appendix A – 2019-2020 Impact Fee Rate Schedules](#) (PDF 5.1 MB)
  - [Appendix B – Service Area Map](#) (PDF 1.3 MB)
  - [Appendix D – Transportation Impact Fee Project List](#) (PDF 1.1 PDF)
- [Frequently Asked Questions](#) (PDF 56 KB)
- [Impact Fee Project Expenditures through 12-31-21](#) (PDF 89 KB)
- [DRAFT 2022 Impact Fees Project List](#) (PDF 40 KB)

### 2022 Update

City staff is working to update the district boundaries in the south and west part of the city. This effort includes an updated project list, cost estimates and a rate schedule. Staff will be working with the [Transportation Impact Fee Advisory Committee](#) from Nov 2022 through Jan 2023 before taking these revisions to the Plan Commission and City Council.



City map  
GIS interactive map



Online Permitting  
Building and development

### Contact Information

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**Development Services Center**  
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# Impact Fee Committee Webpage

<https://my.spokanecity.org/bcc/committees/transportation-impact-fee-advisory-committee/>



Committees



Transportation Impact Fee Advisory Co...

## Transportation Impact Fee Advisory Committee

**Authorized by and Date:** The Transportation Impact Fee Advisory Committee was authorized by SMC 17D.075.140.

**Mission Statement/Purpose:** The members are appointed by the mayor and tasked with reviewing proposed changes to the fee schedules. The committee will also make recommendations on minor changes to the impact fee code.

### 2022-2023 Update

The Transportation Impact Fee Advisory Committee has been reconvened to update parts of the impact fee code. Meetings were held on Nov. 15 and Dec. 13, 2022. A final meeting is scheduled for Jan. 10, 2023.

### 2017-2019 Update

The Transportation Impact Fee Advisory Committee held its final meeting on Nov. 28, 2017. The code modifications recommended by the committee were presented in a workshop to the Plan Commission on July 24, 2019. The Plan Commission held a Public Hearing on August 14th, 2019 and passed the recommendations with a 6-1 vote. See the [Plan Commission webpage](#) for a link to meeting materials. The code modifications were adopted by City Council in September 2019.

### Meeting Materials

December 13, 2022

November 15, 2022

## Contact

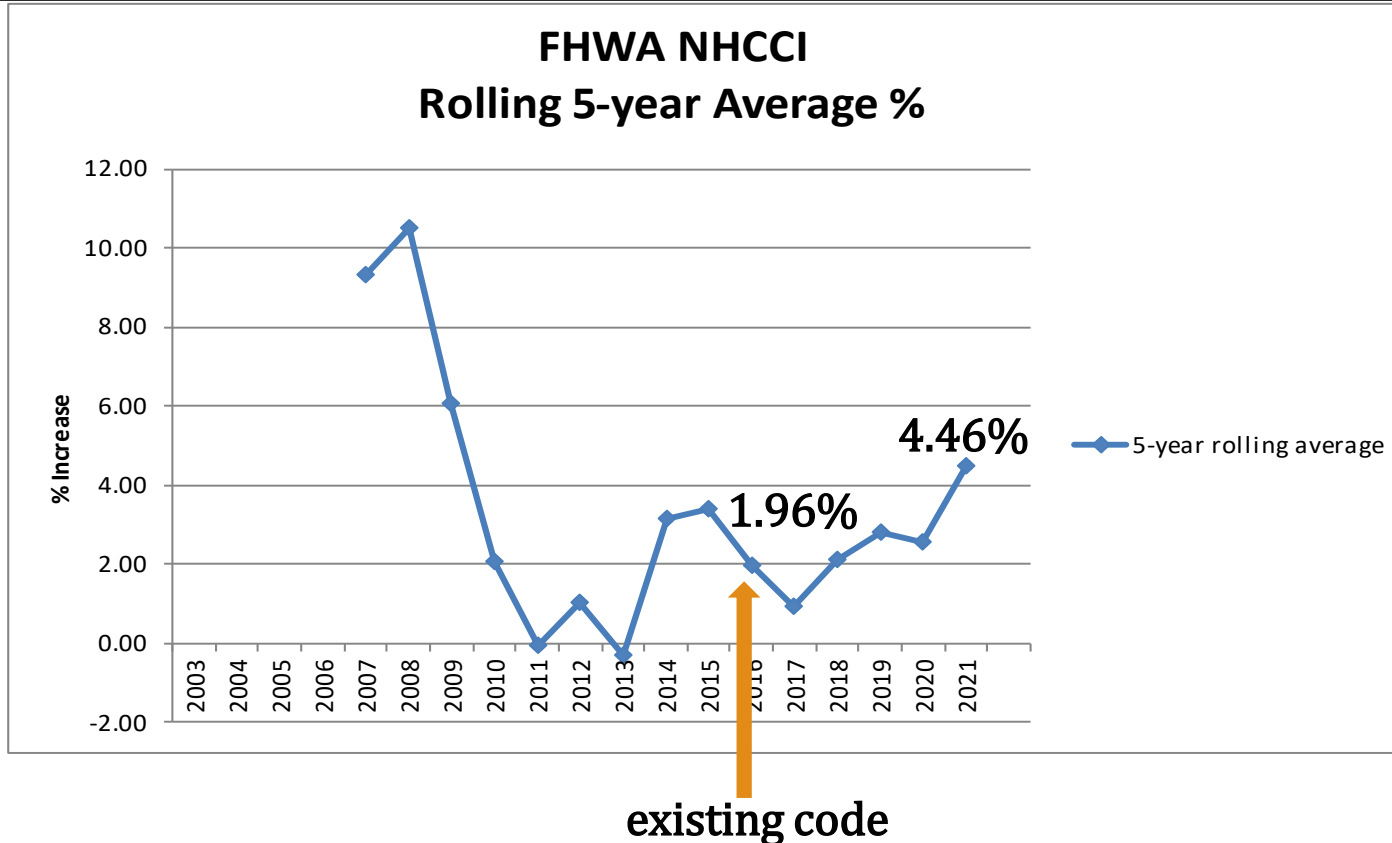
### City Liaison

Inga Note  
Senior Traffic Planning Engineer  
509.625.6331  
[inote@spokanecity.org](mailto:inote@spokanecity.org)

# Cost Index



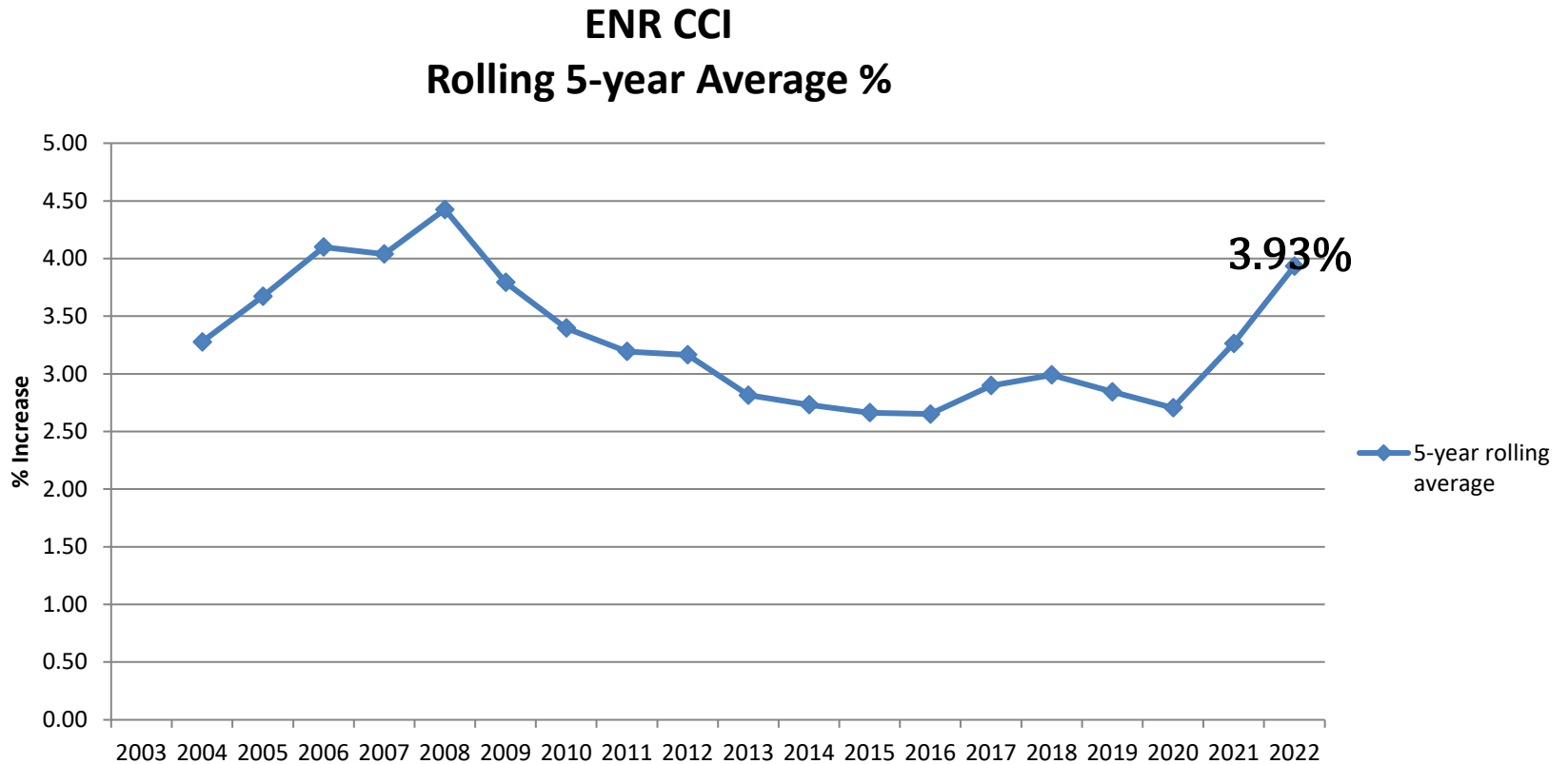
# Annual rate adjustment FHWA NHCCI



Revise code to allow adjustments based on the Rolling 5-year Average of the FHWA NHCCI with a cap of 5%, instead of a fixed rate.



# Annual rate adjustment ENR CCI



Or, use rolling 5-year Average of the ENR CCI with a cap of 5%, instead of a fixed rate.

# Rate Calculation



# Impact Fee Rate Calculation for each District

$$\text{PM trip Fee} = \frac{\text{Eligible Costs} * \text{Developer \%} * \text{System Factor}}{\text{Trip Ends}}$$

*Eligible Costs* – Eligible cost of all projects in district, existing conditions removed.

*Trip Ends* – growth in PM peak trips over 20 years from SRTC model.

*Developer %* = Share of the project assigned to developers based on available capacity.

*System Factor* = Adjustment to ensure cost is not solely reliant on developers.

# Developer Share and System Factor

	Developer Share*	System Factor**
Intersections	25%-67%	90%
New arterials	50-60%	90%
Tunnel projects	<65%	90%
Non-motorized	50%	90%

\* Calculated based on available capacity

\*\* Arbitrary - can be 99% or less.

# Cost Calculations

Project	Description	Estimated Cost (in 2022 dollars)	Impact Fee Eligible Project Share (removes existing conditions)	Developer Share based on Capacity Increase %	System Factor	Needed from Impact Fees	Cost Estimate Notes
5th Ave / Sherman St	Intersection - Install new traffic signal	\$858,004	90%	67%	90%	\$465,639	detailed
Ash Street 2-way from Broadway to Dean	Convert Ash Street to a 2-way street to allow access to Maple Street Bridge SB.	\$296,182	100%	50%	90%	\$133,282	detailed
D Bicycle Improvements	stripe bike facilities on arterials, , crossing improvements	\$500,000	100%	50%	90%	\$225,000	n/a
D Pedestrian Improvements	install pedestrian facilities on arterials	\$500,000	100%	50%	90%	\$225,000	n/a
29th Ave / Freya St	Stripe EBL and WBL turn lanes, and widen for NB and SB left turn lane. Keep 4-way stop.	\$167,707	100%	41%	90%	\$61,884	detailed
29th/ Regal	EBR slip lane, bike lanes N-S, new cabinet, signal pole	\$520,000	100%	31%	90%	\$145,080	detailed
37th / Ray, 37th/Freya	37th/Ray roundabout or realignment with signal. Includes modifications to Ferris High School driveways. Signalize 37th/Freya.	\$5,810,826	100%	63%	90%	\$3,294,738	detailed
57th/Hatch	Reconfigure and install signal	\$1,654,933	100%	61%	90%	\$908,558	detailed
44th/Regal	Widen northbound approach to 2 lanes	\$598,679	100%	25%	90%	\$134,703	detailed
Freya / Palouse Hwy	roundabout (or turn lanes)	\$4,987,000	100%	48%	90%	\$2,154,384	detailed

# City Share

*Some of these sources may be used on impact fee projects.*

- *Fed and state grants*
- *Fed and state earmarks*
- *Levy (property tax)*
- *Real Estate Excise Tax*
- *Transportation benefit district (car tab)*

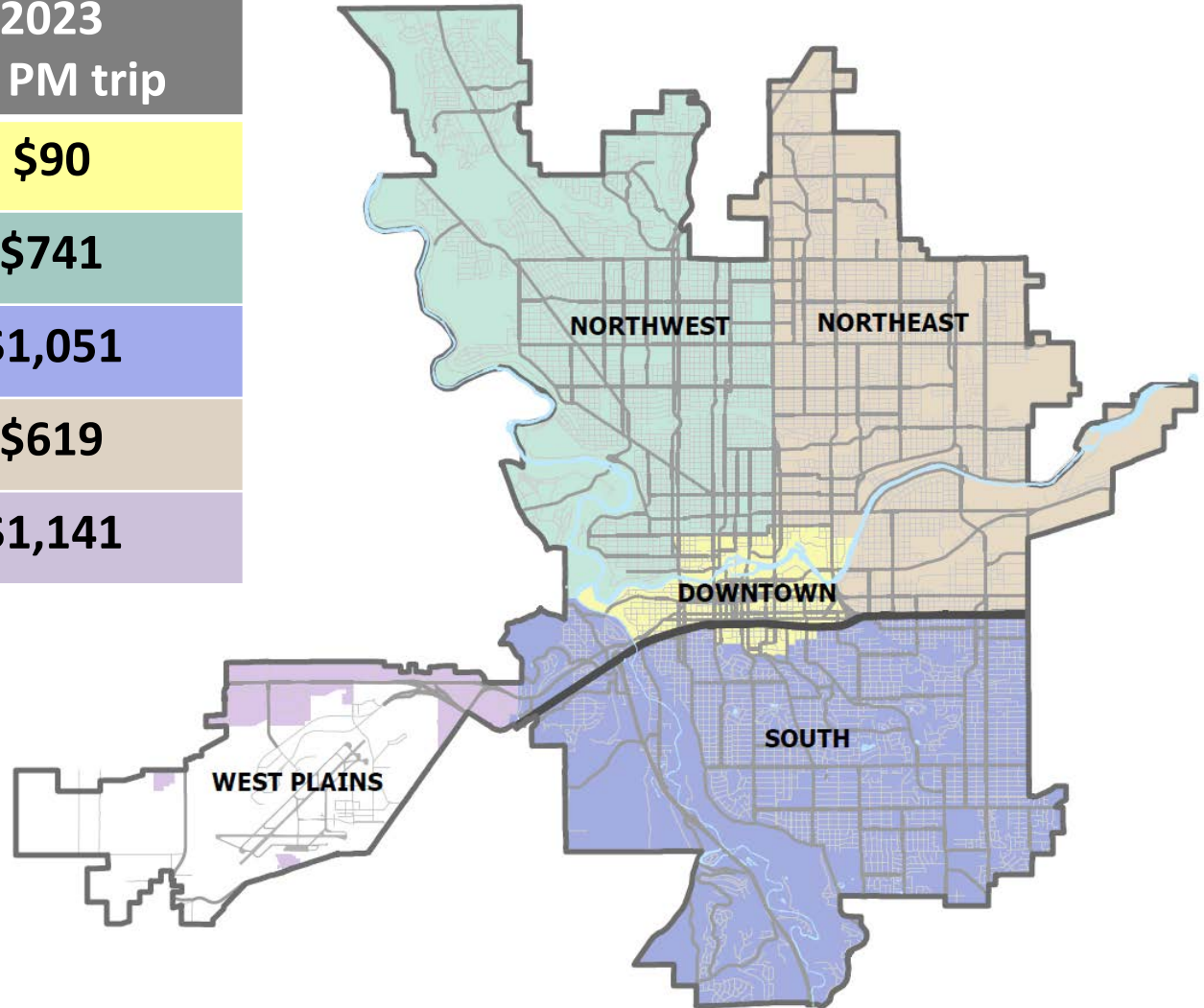
# District Boundary Options



# Existing Districts & Rates

Service Area	2023 \$ / PM trip
Downtown	\$90
Northwest	\$741
South	\$1,051
Northeast	\$619
West Plains	\$1,141

*Increases annually  
with inflation.*

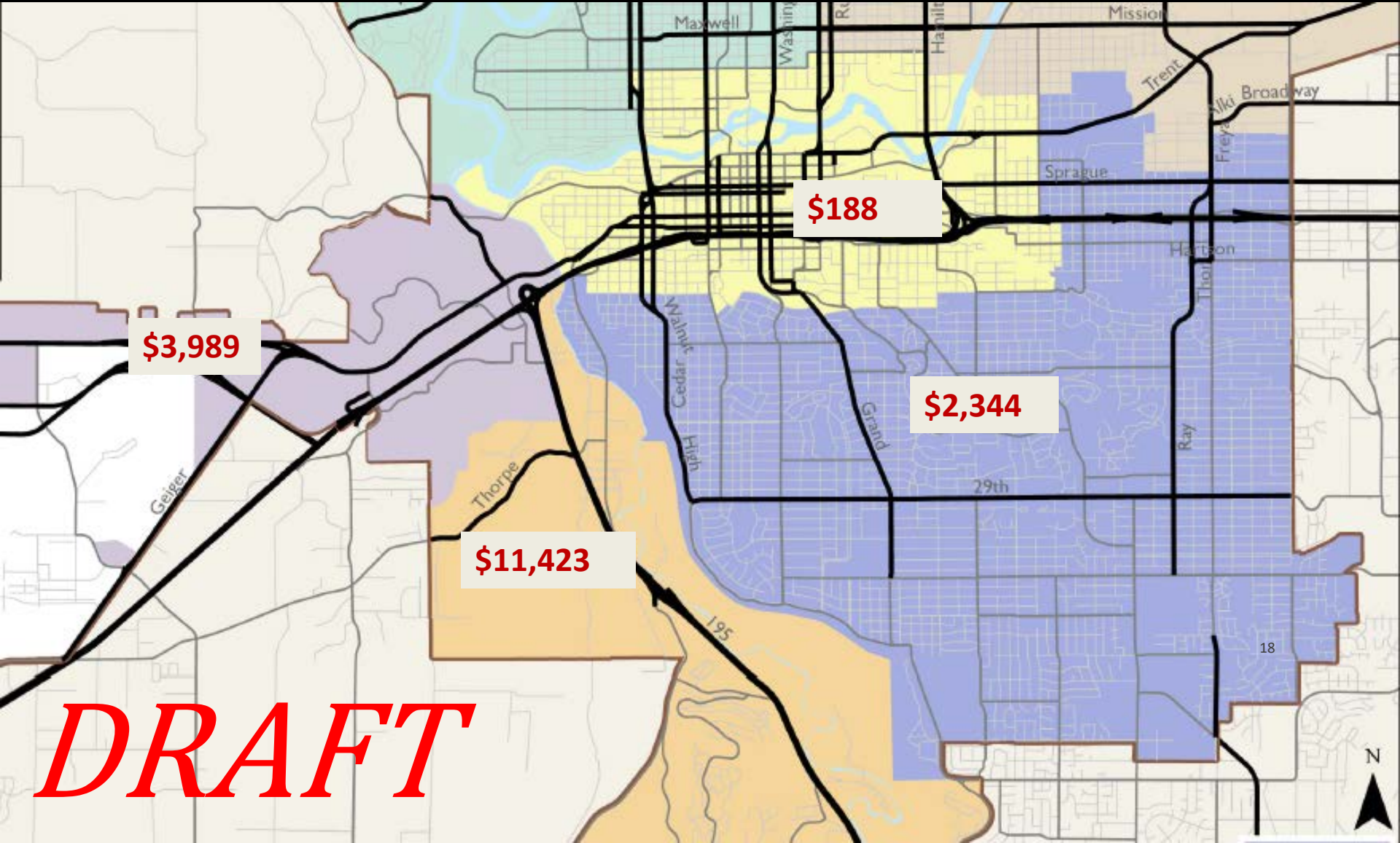




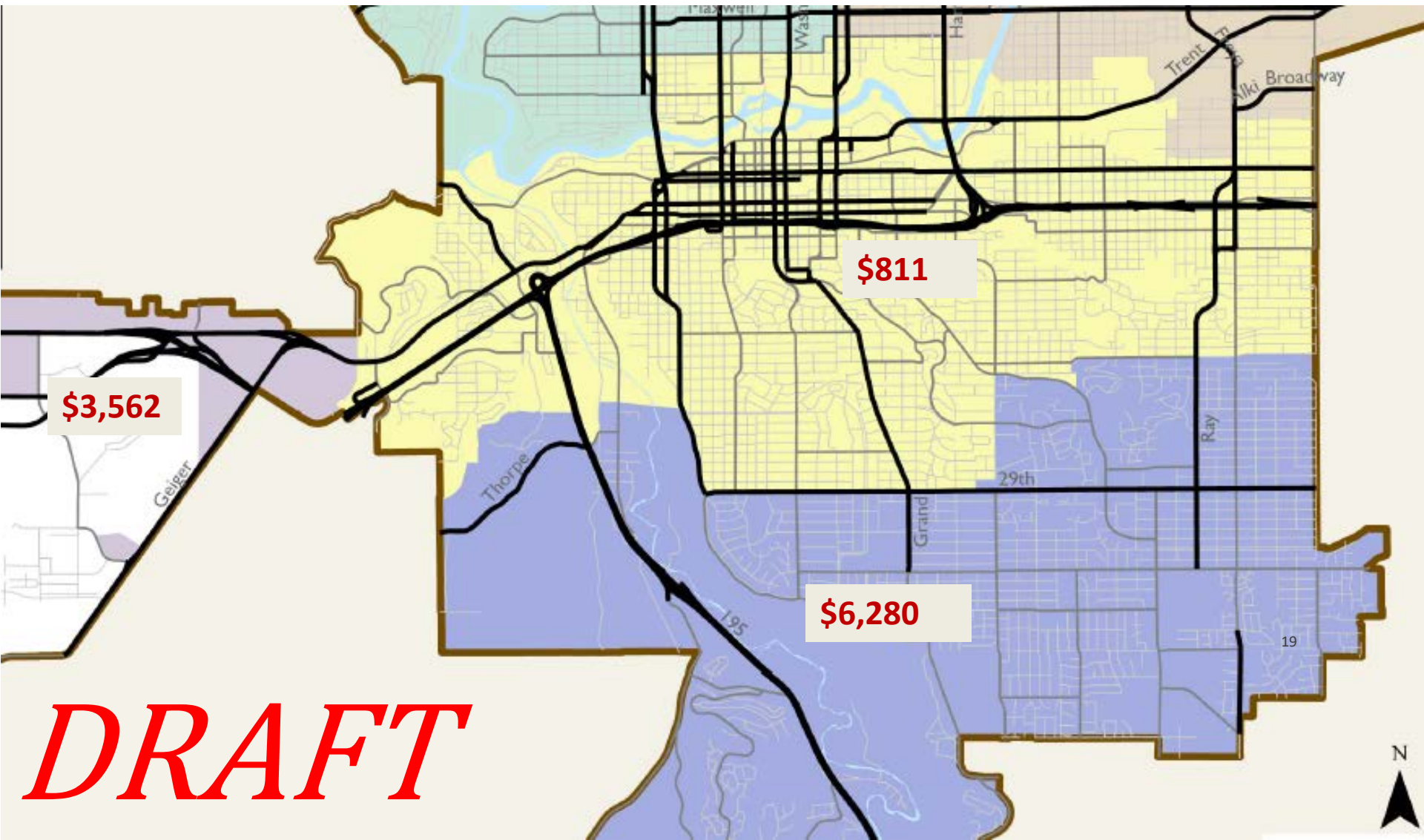
# Draft Rates

Service Area	Existing Boundaries			Option 2			Option 4			Option 5		
	Developer Share of Project Costs	2019-2045 PM Peak Trip Ends	Impact Fee per Trip	Developer Share of Project Costs	2019-2045 PM Peak Trip Ends	Impact Fee per Trip	Developer Share of Project Costs	2019-2045 PM Peak Trip Ends	Impact Fee per Trip	Developer Share of Project Costs	2019-2045 PM Peak Trip Ends	Impact Fee per Trip
Downtown	\$1,048,921	3734	\$281	\$1,048,921	5575	\$188	\$5,204,674	6417	\$811	\$1,048,921	5575	\$163
South Hill	\$34,081,309	7448	\$4,576	\$6,924,347	2954	\$2,344	\$29,925,555	4765	\$6,280	\$34,081,309	5608	\$7,153
Latah	-	-	-	\$23,001,208	2014	\$11,423	-	-	-	-	-	-
West Plains	\$13,386,760	3758	\$3,562	\$17,542,513	4398	\$3,989	\$13,386,760	3758	\$3,562	\$13,386,760	3758	\$3,562
West Hills	-	-	-	-	-	-	-	-	-	-	-	-

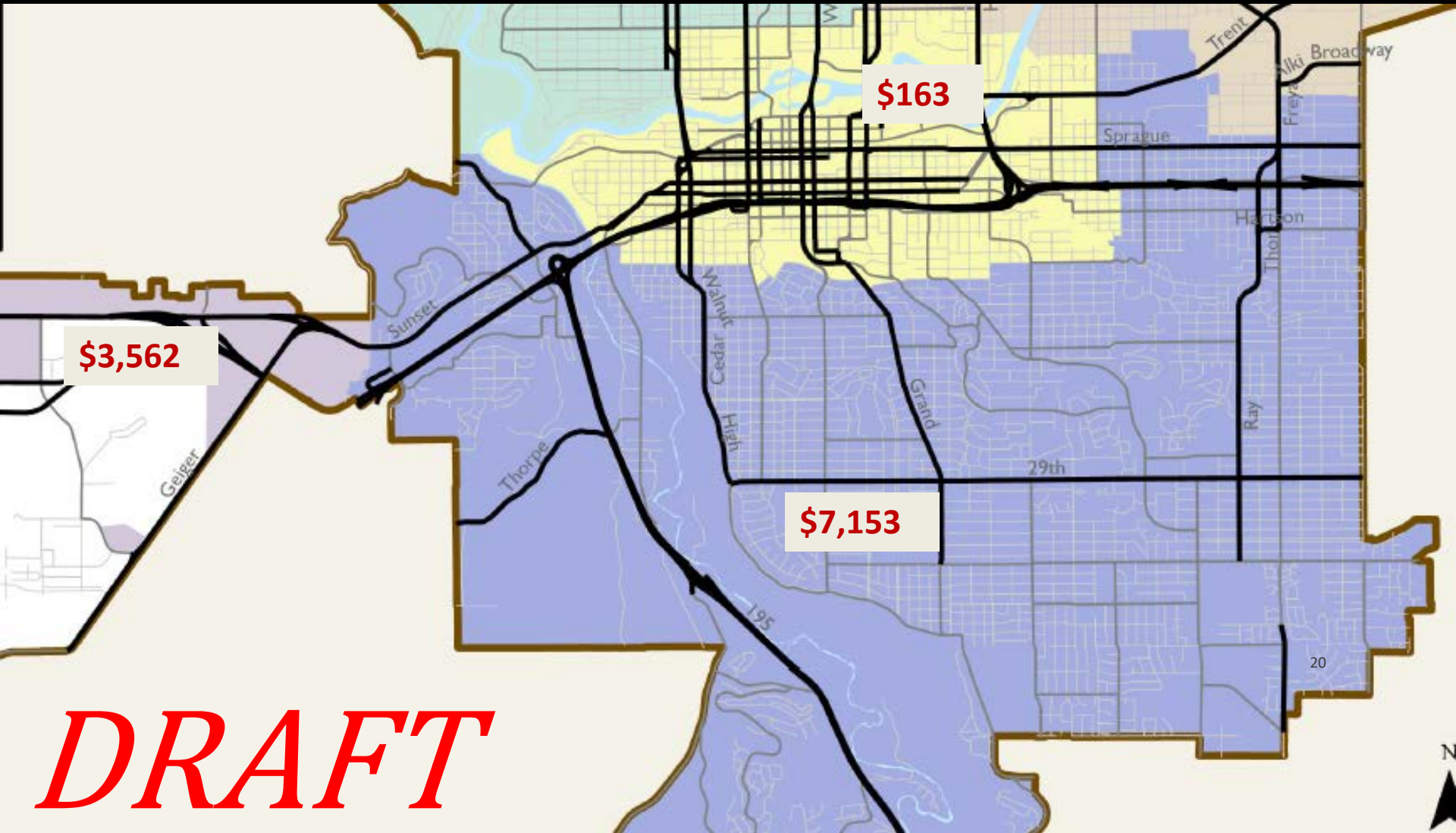
# Boundary Option #2 with rates



# Boundary Option #4 with rates



# Boundary Option #5 with rates



# Residential Rates Comparison (Upper South Hill)

**Option 2  
South  
\$2,344 / trip**

Single Family & Duplex	210	dwelling	\$2,742.48
Multi-Family 1-2 level	220	dwelling	\$1,931.69
Multi-Family 3-10 level	221	dwelling	\$1,268.57
ADU	-	dwelling	\$1,268.57
Multi Family Low-Income	-	dwelling	\$1,153.25

**Option 5  
South/Latah  
\$7,153 / trip**

Single Family & Duplex	210	dwelling	\$8,369.01
Multi-Family 1-2 level	220	dwelling	\$5,894.79
Multi-Family 3-10 level	221	dwelling	\$3,871.20
ADU	-	dwelling	\$3,871.20
Multi Family Low-Income	-	dwelling	\$3,519.28

# Residential Rates Comparison (Latah Valley)

**Option 2  
Latah  
\$11,423 /  
trip**

Single Family & Duplex	210	dwelling	\$13,364.91
Multi-Family 1-2 level	220	dwelling	\$9,413.69
Multi-Family 3-10 level	221	dwelling	\$6,182.13
ADU	-	dwelling	\$6,182.13
Multi Family Low-Income	-	dwelling	\$5,620.12

**Option 5  
South/Latah  
\$7,153 / trip**

Single Family & Duplex	210	dwelling	\$8,369.01
Multi-Family 1-2 level	220	dwelling	\$5,894.79
Multi-Family 3-10 level	221	dwelling	\$3,871.20
ADU	-	dwelling	\$3,871.20
Multi Family Low-Income	-	dwelling	\$3,519.28

# Committee Feedback

- *1<sup>st</sup> and 2<sup>nd</sup> choice of boundary option*
- *Pros and Cons of each*

*City will provide this feedback to the Plan Commission and Council.*