

TRAFFIC IMPACT FEE PROGRAM MAY 24TH, 2018

A. Recap TAC 's Actions

B. Overview of Updated TIF

C. Discuss & Review:

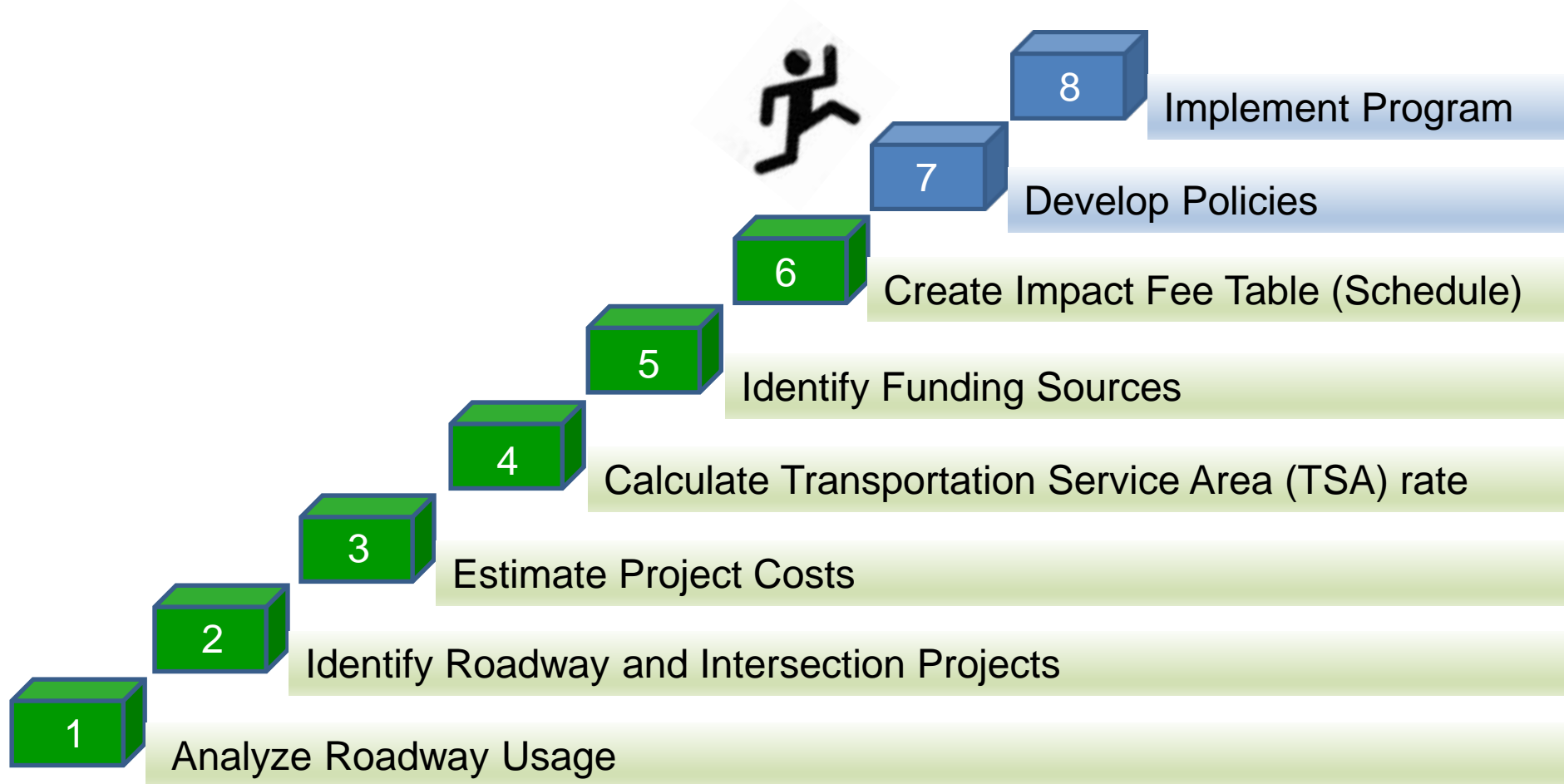
- I. Traffic Impact Fee Schedule
- II. TIF Administration Fees

A. Recap TAC's Actions

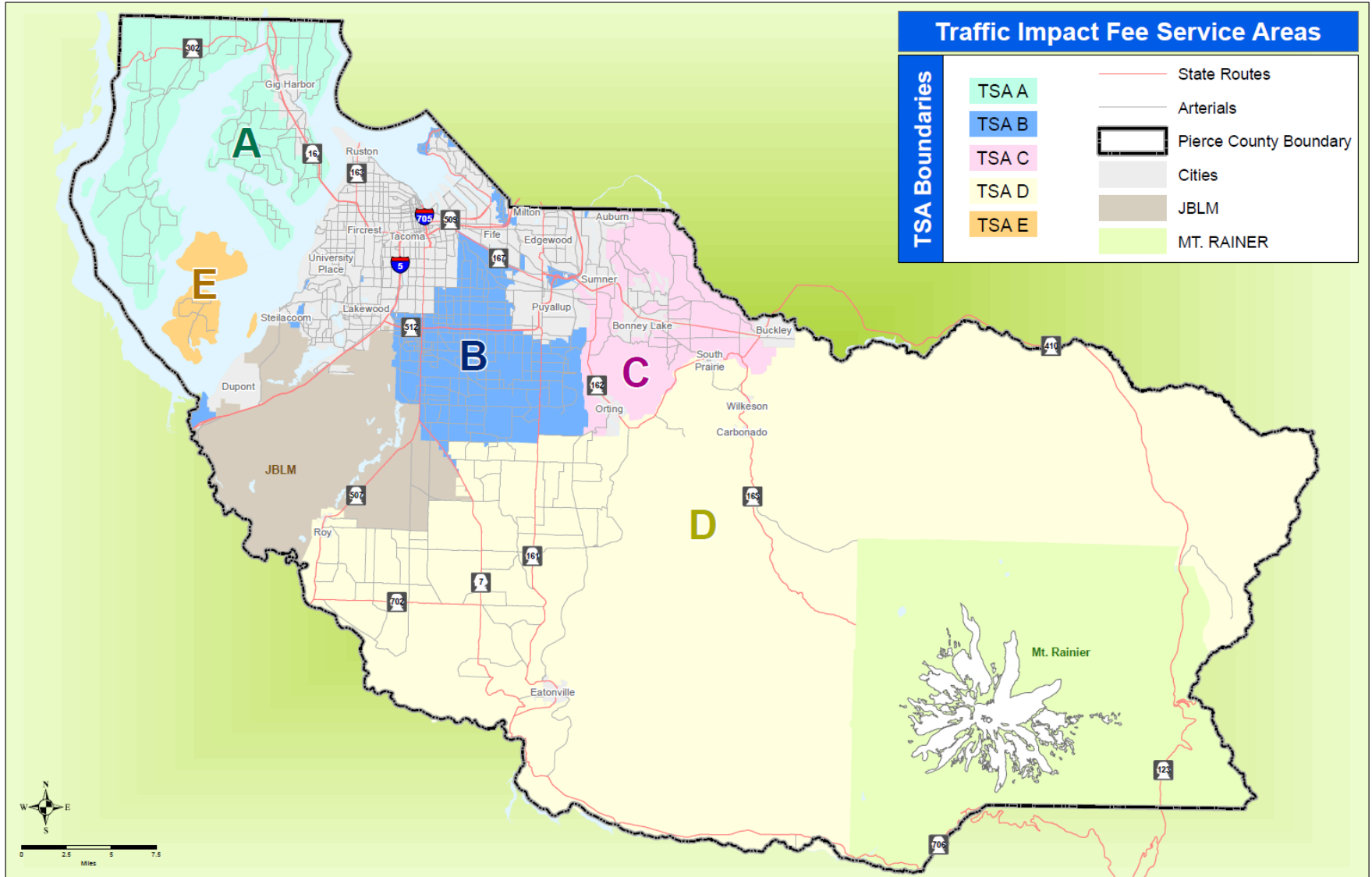
Subject		Approved	Approval Date	Approval Needed
●	Consolidated TSA boundaries	✓	3/1/2018	
●	TIF project lists	✓	3/1/2018	
●	TIF project costs	✓	3/1/2018	
●	TIF project cost refinement	✓	3/22/2018	
●	Annual cost adjustment methods	✓	3/22/2018	
●	TIF cost of single family by TSA	✓	4/26/2018	
●	Exempted land use categories	✓	4/26/2018	
●	TIF rate schedule			✓
●	TIF administration fees			✓

Exempted Land Use Description		Approved	Approval Date
●	Industrial & Manufacturing (Revised to 100% exemption regardless locations)	✓	3/22/2018
●	Low Income Owner-Occupied Housing	✓	3/22/2018
●	Low Income Rental Housing	✓	3/22/2018
●	Public School Facility	✓	4/26/2018
●	Private School Facility	✓	4/26/2018
●	Parochial School Facility	✓	4/26/2018
●	Religious Service	✓	4/26/2018
●	Park-and-Ride Facility	✓	4/26/2018
●	Bus Transfer Station	✓	4/26/2018
●	Police Station	✓	4/26/2018
●	Fire Station	✓	4/26/2018

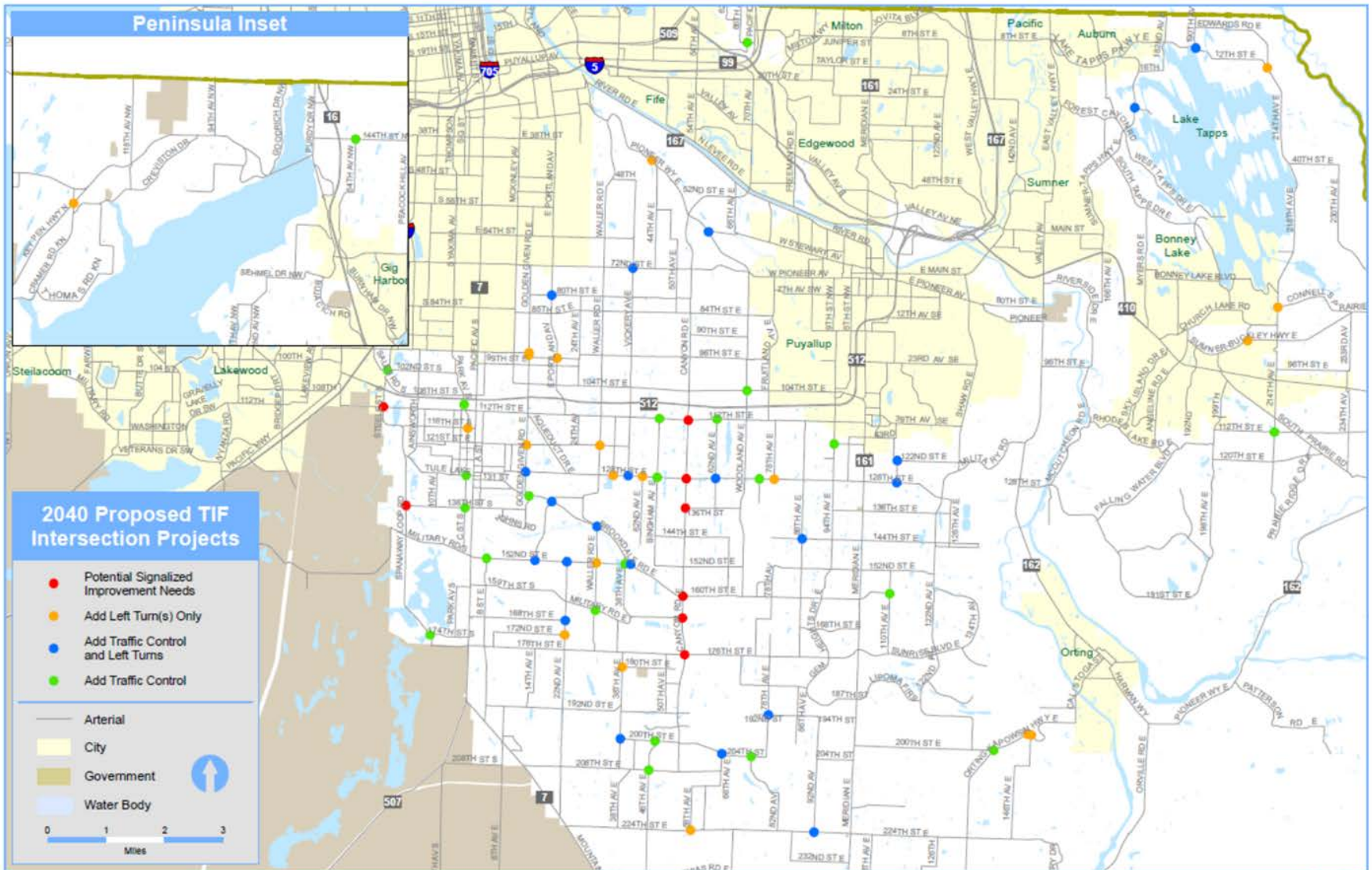
B. Overview of Updated TIF



Consolidated TSA Boundaries

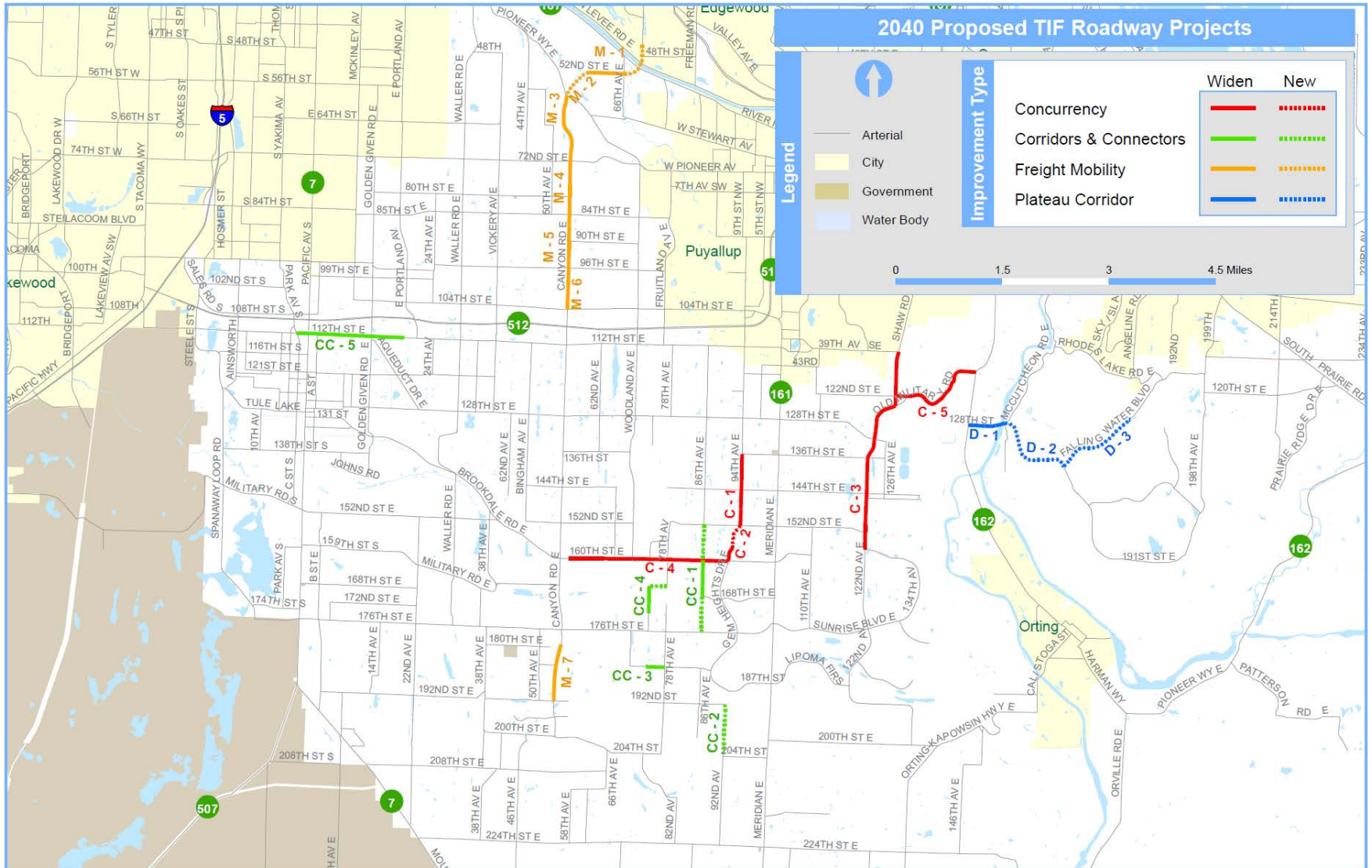


Proposed TIF2 Intersection Projects



Date: March 2015

Proposed TIF2 Roadway Projects

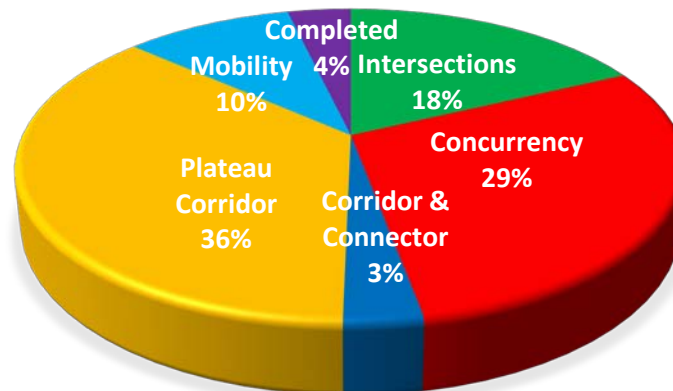


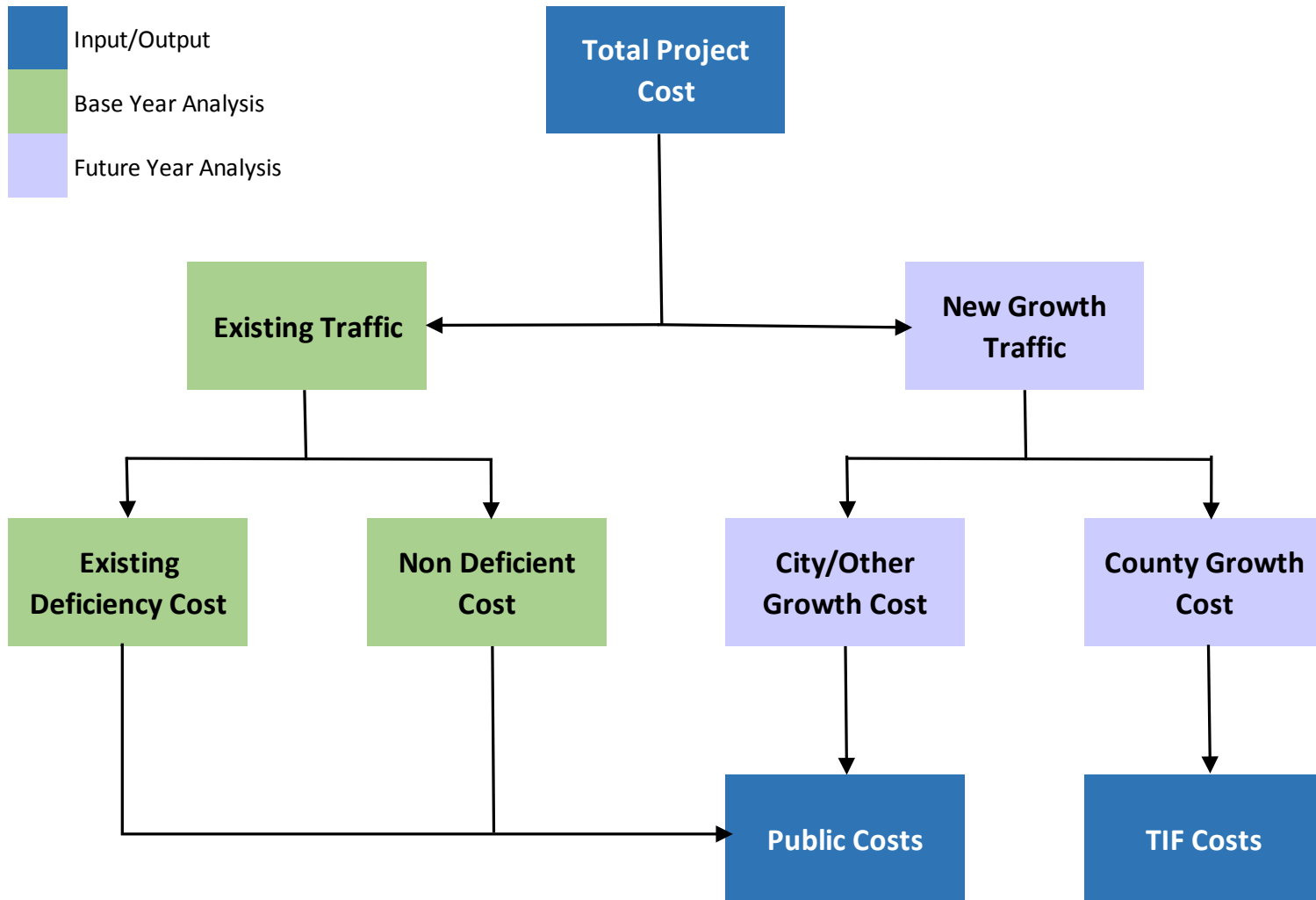
Date: February 2018

TIF Improvement Costs by Project Type

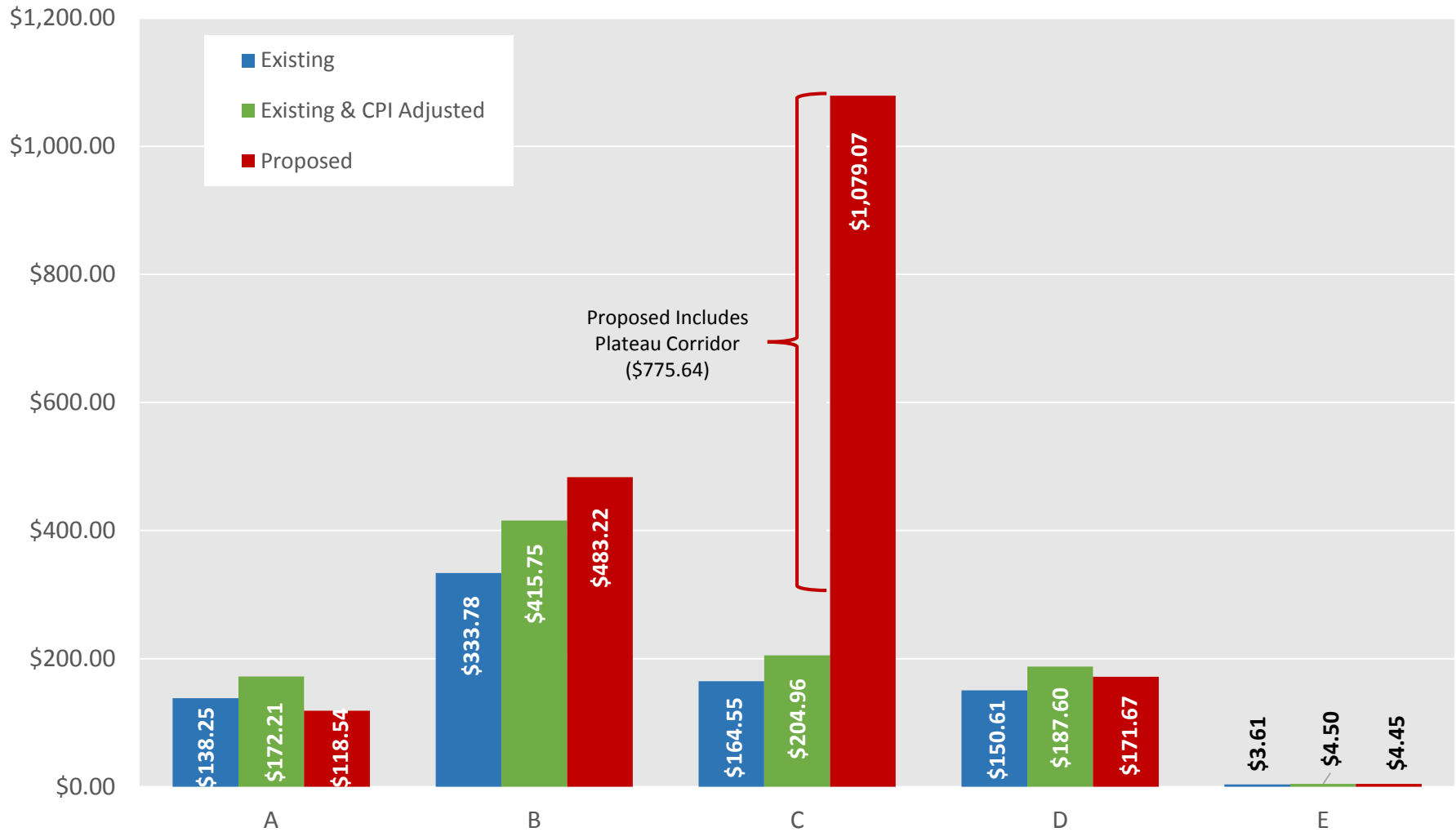
Project Type	Number of Projects	Estimated Cost in 2018	Unadjusted TIF Cost	Adjusted TIF Cost	County Cost
Intersections	72	\$101,400,000	\$48,762,857	\$48,762,857	\$52,637,143
Concurrency	5	\$124,300,000	\$79,499,975	\$79,499,975	\$44,800,025
Corridor & Connector	5	\$48,893,000	\$17,627,274	\$8,813,637	\$40,079,363
Plateau Corridor	3	\$117,000,000	\$98,781,422	\$98,781,422	\$18,218,578
Mobility	7	\$265,211,000	\$53,140,460	\$26,570,230	\$238,640,770
Sub Total		\$656,804,000	\$297,811,988	\$262,428,121	\$394,375,879
Completed	3	N/A	\$33,846,000	\$10,000,000	N/A
Sub Total		N/A	\$33,846,000	\$10,000,000	N/A
Total		\$656,804,000	\$331,657,988	\$272,428,121	\$394,375,879

% OF ADJUSTED TIF COST





Comparison of Current TIF Rate with Proposed TIF Rate



Distribution of Cost Per New Trip by TSA

From TSA	To TSA					% Remaining Internally	TIF Cost Per New Trip	Single Family Unit ¹
	A	B	C	D	E			
A	\$116.37	\$1.82	\$0.33	\$0.02	\$0.00	98.17%	\$118.54	\$1,063.07
B	\$0.39	\$444.95	\$30.16	\$7.72	\$0.00	92.08%	\$483.22	\$4,333.52
C	\$0.13	\$285.50	\$791.90	\$1.54	\$0.00	73.39%	\$1,079.07	\$9,677.10
D	\$0.12	\$116.95	\$13.41	\$41.19	\$0.00	23.99%	\$171.67	\$1,539.54
E	\$0.61	\$3.39	\$0.42	\$0.03	\$0.00	0.00%	\$4.45	\$40.71
						Average	\$565.25	\$5,069.15

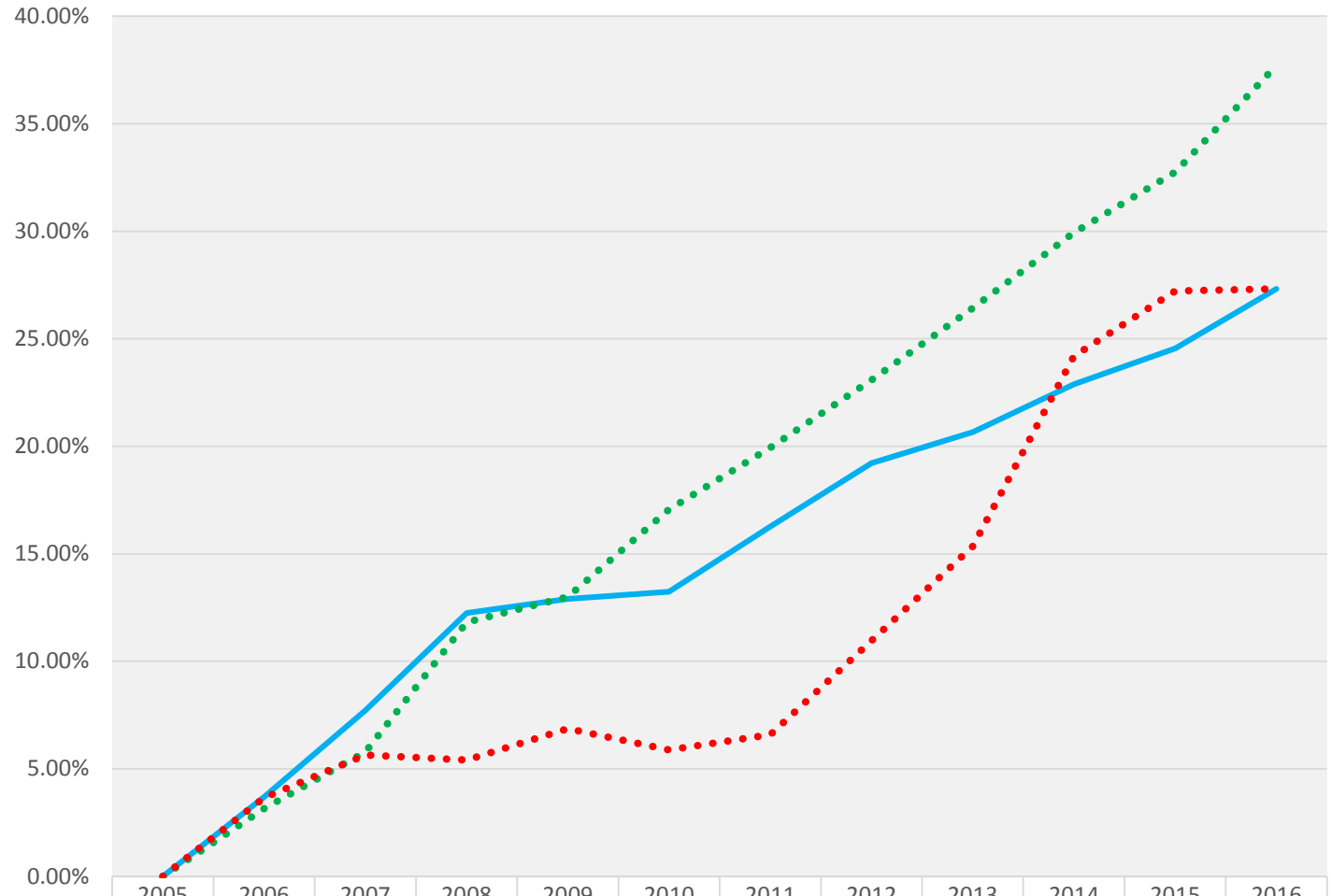
1. Base Trip Rate = 9.44. New Trip % = 95%. Trip Length Factor = 1.0.

TIF Cost of Single Family by TSA – Existing vs. Proposed

TSA	Existing			Proposed	Trend ²	
	Un-weighted	Weighted	Weighted & CPI Adjusted ¹			
A	1	\$1,527.08	\$1,319.76	\$1,643.89	\$1,063.31	▼
	2	\$1,216.74				
B	3	\$3,037.89	\$3,186.26	\$3,968.81	\$4,334.53	▲
	4	\$3,293.21				
	10	\$1,097.01				
	11	\$90.33				
C	5	\$1,570.56	\$1,570.56	\$1,956.60	\$9,679.23	▲
D	6	\$1,540.13	\$1,437.75	\$1,790.87	\$1,539.90	▼
	7	\$147.12				
	8	\$2,260.42				
	12	\$0.00				
E	9	\$3,293.21 ³	\$3,293.21	\$4,102.02	\$39.89	▼

1. 24.56% increase from 2005 to 2015.
2. Trend comparing CPI Adjusted to Proposed
3. Fee set to equal TSA 4; calculated fee = \$34.41

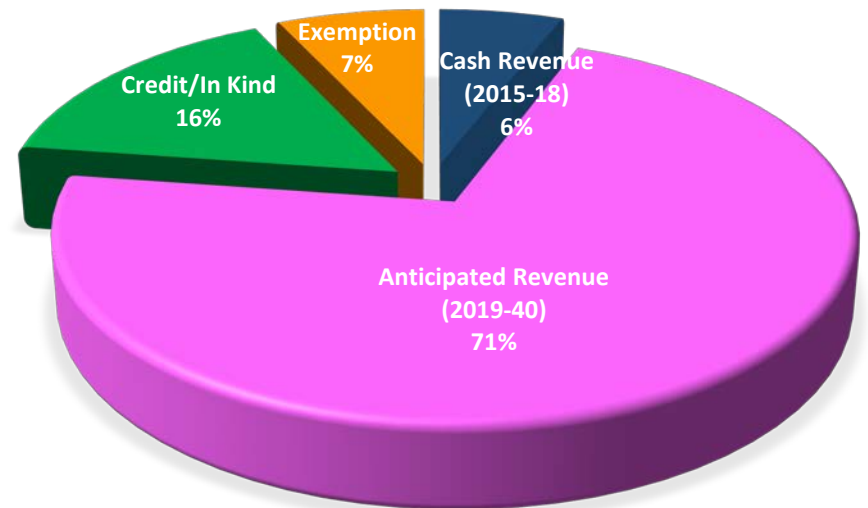
Comparison of CPI & ENR's CCI



— Accumulated % Change - CPI (Sea-Tac)	0.00%	3.70%	7.72%	12.25%	12.90%	13.23%	16.27%	19.21%	20.66%	22.89%	24.56%	27.32%
•••• Accumulated % Change - ENR (20 Cities)	0.00%	3.15%	5.78%	11.82%	13.00%	17.07%	19.94%	23.08%	26.43%	29.93%	32.76%	37.70%
•••• Accumulated % Change - ENR (Seattle)	0.00%	3.66%	5.64%	5.40%	6.86%	5.88%	6.59%	10.95%	15.34%	24.18%	27.22%	27.32%

Estimated TIF Revenue (2015 – 40)

Type	Amount
Cash Revenue (2015-18)	\$16,000,000
Anticipated Revenue (2019-40)	\$194,525,488
Credit/In Kind	\$42,765,440
Anticipated Revenue (Exempted)	\$19,137,193
Sub Total	\$272,428,121
Revenue Loss (Exempted)	\$19,137,193
Sub Total	\$19,137,193
Total	\$253,290,928



C – I

Traffic Impact Fee Schedule

Reduce footnotes by including ADU, Senior, and other categories in table

Traffic Impact Fee Schedule

LAND USE	ITE Land Use Code (LUC) ¹	UNIT OF MEASURE	BASE TRIP RATE(**)	NEW TRIP %	ADJUSTED TRIP RATE	TRIP LENGTH ADJUSTMENT	EFFECTIVE TRIP RATE
Residential							
Single-Family Detached Housing and Attached Housing up to 2-Units (Duplex)	210	Dwelling Units	9.44	95%	8.97	1.00	8.97
Accessory Dwelling Unit (ADU)	210	Dwelling Units	4.72	95%	4.48	1.00	4.48
Multi Family(incl. triplex, condos)	220, 221, 222, 225	Dwelling Units	6.38	95%	6.06	1.00	6.06
Mid-Rise and High-Rise Residential with 1st Floor Commercial 3 or more levels (floors)	231, 232	Dwelling Units	6.00	95%	5.70	1.00	5.70
Mobile Home Park	240	Dwelling Units	5.00	95%	4.75	1.00	4.75
Senior Adult Housing Detached	251	Dwelling Units	4.27	95%	4.06	1.00	4.06
Senior Adult Housing Attached	252	Dwelling Units	3.70	95%	3.52	1.00	3.52
Assisted Living	252, 254, 255	Dwelling Units / Beds	2.34	95%	2.22	1.00	2.22
Centers and Corridors Proposal- Multi Family(incl. triplex, condos)	220, 221, 222, 225, 231, 232	Dwelling Units	6.38	95%	6.06	0.66	4.00

Residential Rates by TSA

Traffic Impact Fee Schedule							
			Impact Fee Rate in dollars per Land Use Unit by TSA (cost per trip)				
LAND USE	ITE Land Use Code (LUC) ¹	UNIT OF MEASURE	TSA A (\$118.54)	TSA B (\$483.22)	TSA C (\$1079.07)	TSA D (\$171.67)	TSA E (\$4.45)
Residential							
Single-Family Detached Housing and Attached Housing up to 2-Units (Duplex)	210	Dwelling Units	1063.30	4334.48	9679.26	1539.88	39.92
Accessory Dwelling Unit (ADU)	210	Dwelling Units	531.06	2164.83	4834.23	769.08	19.94
Multi Family(incl. triplex, condos)	220, 221, 222, 225	Dwelling Units	718.35	2928.31	6539.16	1040.32	26.97
Mid-Rise and High-Rise Residential with 1st Floor Commercial 3 or more levels (floors)	231, 232	Dwelling Units	675.68	2754.35	6150.70	978.52	25.37
Mobile Home Park	240	Dwelling Units	563.07	2295.30	5125.58	815.43	21.14
Senior Adult Housing Detached	251	Dwelling Units	481.27	1961.87	4381.02	696.98	18.07
Senior Adult Housing Attached	252	Dwelling Units	417.26	1700.93	3798.33	604.28	15.66
Assisted Living	252, 254, 255	Dwelling Units / Beds	263.16	1072.75	2395.54	381.11	9.88
Centers and Corridors Proposal- Multi Family(incl. triplex, condos)	220, 221, 222, 225, 231, 232	Dwelling Units	474.11	1932.69	4315.85	686.61	17.80

Traffic Impact Fee Schedule							
LAND USE	ITE Land Use Code (LUC) ¹	UNIT OF MEASURE	Impact Fee Rate in dollars per Land Use Unit by TSA (cost per trip)				
			TSA A (\$118.54)	TSA B (\$483.22)	TSA C (\$1079.07)	TSA D (\$171.67)	TSA E (\$4.45)
Commercial							
General -- Retail, Restaurant & Services ²	All LUC's in 400, 800 and 900 series except LUC 944	SF GFA/GLA	2.83	11.52	25.72	4.09	0.11
Service Station/Gasoline Sales ³	944	Pumps	5107.46	20820.19	46493.19	7396.63	191.73
Commercial - Institutional							
Institutional	All LUC's in 500 and 600 series unless specifically listed	SF GFA	0.71	2.91	6.51	1.04	0.03
Public Elementary / Jr. High School	520,522	SF GFA	0.75	3.07	6.85	1.09	0.03
Public High School	530	SF GFA	0.60	2.45	5.46	0.87	0.02
Private Kindergarten through 8th Grade	534	SF GFA	1.38	5.61	12.53	1.99	0.05
Private Kindergarten through 12th Grade	536	SF GFA	1.32	5.39	12.04	1.92	0.05
Industrial							
Warehousing/Storage	All LUC's in 100 series unless specifically listed	SF GFA	0.56	2.26	5.06	0.80	0.02
Industrial/Manufacturing	110, 130, 140	SF GFA	0.52	2.10	4.70	0.75	0.02
Mini Warehouse	151	SF GFA	0.18	0.74	1.65	0.26	0.01
Commercial - Office							
Office Land Uses	All LUC's in 700 series except LUC 720	SF GFA	1.28	5.21	11.64	1.85	0.05
Corporate Headquarters	714	SF GFA	1.04	4.26	9.50	1.51	0.04
Research and Development Center	760	SF GFA	1.48	6.02	13.45	2.14	0.06
Medical Office/Clinic	720	SF GFA	3.16	12.89	28.78	4.58	0.12

TSA= Transportation Service Area

Gasoline Sales New Trip Rate times number of pumps to calculate additional trips ³) With or Without Minimart (not to exceed 1,000 SF) and/or Carwash (Fuel is Primary Use):.

** For uses listed in square feet, the trip rate is given in thousands of square feet; the cost per unit is converted to square feet.

GFA = Gross Floor Area

GLA = Gross Leasable Area

C - II

TIF Administration Fees

Fee Type	Existing		Proposed	
	%	\$	%	\$
Administration	3.00%	NA	4.00%	NA
Street Illumination	1.00%	NA	NA	NA
Residential Application Processing	NA	\$50.00	NA	TBD
Non-residential Application Processing	NA	\$50.00	NA	TBD

Summarize Today's TAC Decisions & Recommendations

Subject		TAC's Recommendation (April 26, 2018)
●	Traffic Impact Fee Schedule	
●	TIF Administration Fees	
●	Other 1	
●	Other 2	