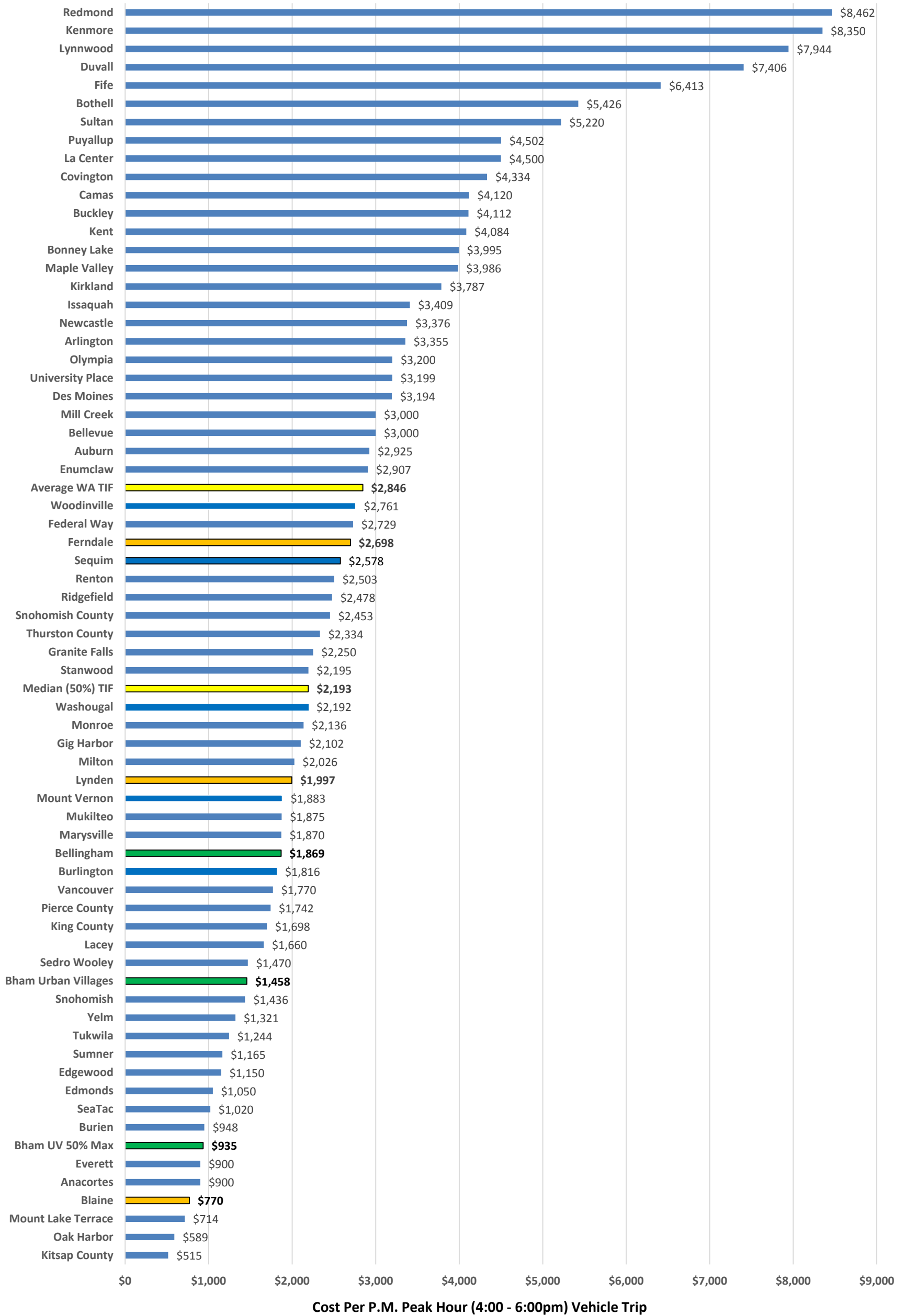


A Comparison of 2015 TIF Base Rates in 60* Cities and 5 Counties in Western Washington With Whatcom County Cities and Bellingham's Urban Village TIF Reductions Highlighted for Emphasis

[City of Sammamish, WA \$14,064 TIF base rate excluded from calculations and graphic]

Data compiled by Chris Comeau, AICP-CTP, Transportation Planner, Bellingham Public Works, November 2014

South King County data updated by TranspoGroup, Inc., October 2014



Comparison of 2015 Transportation Impact Fee Rates In 60 Cities and 5 Counties in Western Washington

Data compiled in November 2014 by Chris Comeau, AICP CTP, Transportation Planner, Bellingham Public Works Engineering
South King County data updated by TranspoGroup, Inc., October 2014

City	2014 Population	2014 Base Rate	2014 Per SFD	2014 CBD	City	2014 Population	2014 Base Rate	2014 Per SFD	2014 CBD
Anacortes ¹	14,600	\$900	\$909		Mill Creek	17,770	\$3,000	\$3,030	
Arlington	17,050	\$3,355	\$3,388		Milton	825	\$2,026	\$2,046	
Auburn ³³	60,400	\$2,925	\$3,413	\$2,950	Monroe	16,550	\$2,136	\$2,158	
Bellevue ²	119,200	\$3,000	\$2,651		Mount Vernon ²¹	32,139	\$1,883	\$6,691	
Bellingham ³	77,000	\$1,869	\$1,869	\$1,458	Mount Lake Terrace ²²	20,930	\$714	\$721	\$854
Blaine	4,865	\$770	\$770		Mukilteo	20,050	\$1,875	\$1,875	
Bonney Lake ⁴	16,220	\$3,995	\$40		Newcastle	9,720	\$3,376	\$1,704	
Bothell	17,130	\$5,426	\$5,481		Oak Harbor ²³	22,638	\$589	\$907	
Buckley	4,560	\$4,112	\$4,153		Olympia ²⁴	46,100	\$3,200	\$3,200	\$2,560
Burien ⁵	31,540	\$948	\$957		Puyallup	36,930	\$4,502	\$4,547	
Burlington ⁶	6,800	\$1,816	\$1,835		Redmond ²⁵	51,320	\$8,462	\$6,916	
Camas ⁷	17,950	\$4,120	\$4,202		Renton ²⁶	78,780	\$2,503	\$2,857	
Covington ³⁶	18,514	\$4,334	\$4,461		Ridgefield	4,409	\$2,478	\$2,478	
Des Moines ⁸	29,180	\$3,194	\$3,656		Sammamish ²⁷	40,550	\$14,707	\$14,854	
Duvall	5,980	\$7,406	\$7,480		SeaTac ³⁴	25,720	\$1,020	\$1,020	
Edgewood ⁹	9,595	\$1,150	\$1,162		Sedro Wooley ²⁸	11,024	\$1,470	\$1,470	
Edmonds	40,760	\$1,050	\$1,196		Sequim	5,840	\$2,578	\$2,893	
Enumclaw	11,470	\$2,907	\$2,937		Snohomish	9,020	\$1,436	\$1,450	
Everett ¹⁰	102,300	\$900	\$900		Stanwood	5,445	\$2,195	\$2,216	
Federal Way ¹¹	88,040	\$2,729	\$3,112		Sultan	4,550	\$5,220	\$5,272	
Ferndale ¹²	11,681	\$2,698	\$2,300	\$2,070	Sumner	9,060	\$1,165	\$1,165	
Fife ¹³	7,525	\$6,413	\$6,478		Tukwila ²⁹	18,080	\$1,244	\$1,188	
Gig Harbor	6,910	\$2,102	\$2,124		University Place	31,440	\$3,199	\$3,199	
Granite Falls	3,290	\$2,250	\$2,250		Vancouver ³⁰	162,400	\$1,770	\$1,770	
Issaquah ¹⁴	26,320	\$3,409	\$3,409		Washougal	13,807	\$2,192	\$2,192	
Kenmore	20,220	\$8,350	\$8,434		Woodinville ³¹	9,200	\$2,761	\$2,761	
Kent ¹⁵	85,631	\$4,006	\$3,877	\$3,141	Yelm	6,242	\$1,321	\$1,321	
Kirkland ¹⁶	48,410	\$3,787	\$3,825				2014	2014	
La Center ¹⁷	2,576	\$4,500	\$4,545		County	Population	Base Rate	SFD	
Lacey	42,046	\$1,660	\$1,660		King County	1,916,441	\$1,698	\$1,698	
Lynden ¹⁸	12,125	\$1,997	\$2,016		Kitsap County	240,862	\$515	\$515	
Lynnwood ¹⁹	34,017	\$7,944	\$8,023	\$4,341	Pierce County	796,836	\$1,742	\$1,742	
Maple Valley ³⁵	20,480	\$3,986	\$4,026		Snohomish County	694,571	\$2,453	\$2,453	
Marysville ²⁰	37,060	\$1,870	\$5,300		Thurston County ³²	256,591	\$2,334	\$2,334	

Notes:

1. Anacortes uses a very old TIF system with very low rates, which needs to be updated.
2. Bellevue TIF base rate will increased by 50% from \$2,000 in 2010 to \$3,000 in 2013 and will increase by another 66.6% to \$5,000 in 2016.
3. Bellingham allows automatic 22% to 25% TIF reduction in Urban Villages; voluntary TDM performance measures up to 50% Urban Village TIF reduction.
4. Bonney Lake voted to created TIF credits for 2 years to spur single family home building.
5. Burien limited improvement project costs to keep rates low. TIF was adopted in 2009.
6. Burlington cut TIFs by 50% (From \$3,633 to \$1,816.50) through March 2013 due to economic recession.
7. Camas charges \$4,120 in north Camas; \$1,653 in south Camas.
8. Des Moines incrementally increasing TIFs to \$5,807 per pm peak trip (plus construction cost index for Seattle) by 2017. 2014 rate is 55% of maximum
9. Edgewood Council voted to reduce TIF by 75% for a 3-year period beginning July 20, 2011.
10. Everett uses a very old TIF system with very low rates, which needs to be updated. Allows up to 50% trip reduction in CBD.
11. Federal Way charges 3% non-refundable admin. fee + base rate + 3-yr WSDOT construction cost index. SF fee = City 2015 rate schedule summary
12. Ferndale uses 3-zone TIF system. \$2,783 citywide; \$3,243 for 443-acre "Main Street" Planned Action; \$2,070 downtown Ferndale.
13. Fife uses a VMT-based TIF system adjusted from ITE ADT rates.
14. Issaquah created development incentive in which the first 10,000 SF of commercial TIF paid from other public funding sources (per WA State law).
15. Per KCC 12.14.060 Kent TIF rates are based on 30% of maximum rate from Rate Study (May 2010) and downtown Kent rate memorandum.
16. Kirkland suspended change of use TIF Jan 2011 to Dec 2013 to encourage redevelopment. \$500,000 TIF revenue loss, has NOT spurred development.
17. La Center allows TIF to be deferred to occupancy by requiring lien on property.
18. Lynden TIF allows up to 50% reduction in industrial areas where there is a significant chance that grants can be obtained.
19. Lynnwood has two TIF zones (\$5,107/trip & \$7,944/trip) and reduces TIF by 15% (per ITE) in portion of City Center.
20. Marysville has temporarily reduced TIF base rate until July 2015; Commercial = \$1,870/trip, SFD residential = \$5,300/unit
21. Mount Vernon TIF as of February 2014; Commercial = \$1,883/trip, SFD > 50 = \$6,691/unit; MFD > 50 = \$4,106/unit; SFD & MFD < 50 = \$1,723.
22. Mount Lake Terrace reduced TIF base rates 33% from Aug 2011 to Oct 2014 due to economic recession.
23. Oak Harbor uses a very old TIF system with very low rates, which needs to be updated.
24. Olympia TIF allows up to 20% reduction in downtown for accepted TDM performance measures.
25. Redmond uses "Person Trips/Mobility Units" for Concurrency and TIF
26. GMA-based TIFs phased in 2013-2016. Base rate \$2,503.19 / pm peak trip = 1/3 of calculated max. in rate study. Full rate effective January 1, 2016.
27. Sammamish has highest TIF \$14,707 in all of Washington due to exclusive residential development with little to no pass-by, diverted link trips.
28. Sedro-Woolley uses a 15-zone TIF system with a low of \$587/SFD and a high of \$3,635/SFD; Average = \$1,470/SFD
29. Tukwila = 4-zone TIF system: low = \$819/trip; high = \$1,737/trip; Avg = \$1,244/trip; SFD range = \$782 - \$1659 (Avg of 4 districts - \$1,188/ SFD)
30. Vancouver uses 5-zone ADT-based TIF system. Low of \$65/ADT, High of \$264/ADT; translates to \$1,770 per SFD. In process of TIF system revision.
31. Woodinville calculates ADT and is phasing in new TIF at \$290/ADT in 2013, increasing 51% to \$440/ADT by 2017; transates to \$2,761 per SFD in 2013.
32. Thurston County uses a 6-zone TIF system with a low of \$1,206, high of \$3,058; Average = \$2,334
33. Auburn adopted rates August 1, 2013.; adjusted annually
34. SeaTac Code 11.15.040
35. Maple Valley fee per 2013 rate schedule (R-13-909 Jan 28, 2013)
36. Covington rate for SFDU from Master Builders 2014 Summary; base rate not confirmed in October 2014.