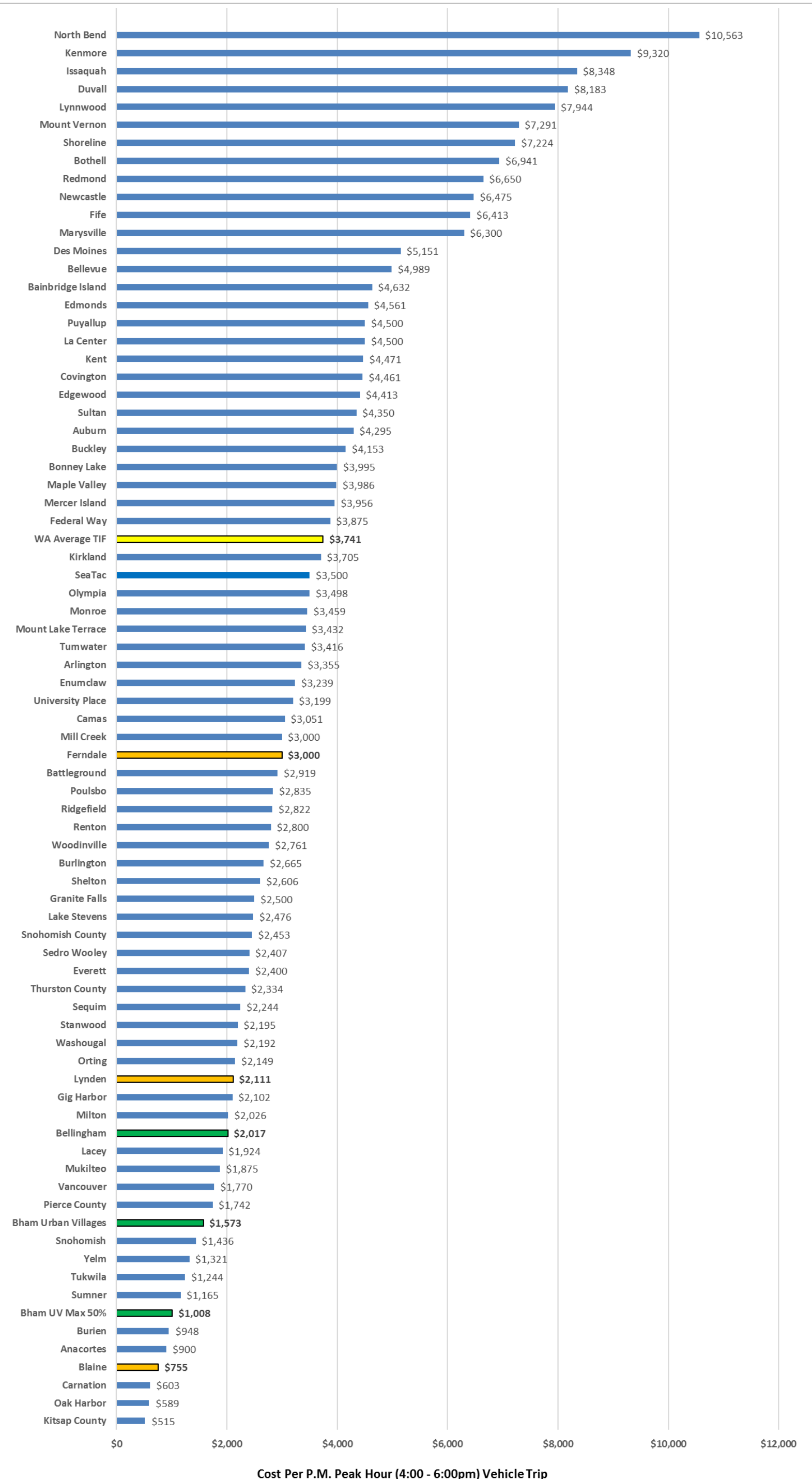


Comparison of 2017-2018 TIF Base Rates in 72* Cities and 4 Counties in Western Washington With Whatcom County Cities and Bellingham's Urban Village TIF Reductions Highlighted for Emphasis

[*City of Sammamish, WA \$14,707 TIF base rate excluded from graphic due to size - see TIF rate table on next page]

Data compiled October 2017 by Chris Comeau, AICP-CTP, Transportation Planner, Bellingham Public Works ccomeau@cob.org or (360) 778-7946



Cost Per P.M. Peak Hour (4:00 - 6:00pm) Vehicle Trip

2018 Transportation Impact Fee Comparison: 72 Cities + 4 Counties in Western Washington

Data compiled October 2017 from public web sites, telephone calls, and email inquiries by
Chris Comeau, AICP-CTP, Transportation Planner, Bellingham Public Works ccomeau@cob.org or (360) 778-7946

City	Population	2018		City	Population	2018	
		Base Rate	CBD-Incentive			Base Rate	CBD-Incentive
Anacortes ¹	16,780	\$900		Mill Creek	19,960	\$3,000	
Arlington	18,690	\$3,355		Milton	7,900	\$2,026	
Auburn ²	78,960	\$4,295	\$3,479	Monroe	18,350	\$3,459	
Bainbridge Island	23,950	\$4,632		Mount Vernon	34,360	\$7,291	
Battleground	20,370	\$2,919		Mount Lake Terrace	21,290	\$3,432	
Belleue	140,700	\$4,989		Mukilteo	21,240	\$1,875	
Bellingham ³	86,720	\$2,017	\$1,573	Newcastle	11,280	\$6,475	
Blaine ⁴	5,075	\$755		North Bend ¹⁸	6,605	\$10,563	
Bonney Lake	20,500	\$3,995		Oak Harbor ¹⁹	22,840	\$589	
Bothell	44,370	\$6,941		Olympia ²⁰	52,160	\$3,498	\$1,287
Buckley	4,670	\$4,153		Orting	7,835	\$2,149	
Burien ⁵	50,680	\$948		Poulsbo	10,510	\$2,835	
Burlington	8,715	\$2,665		Puyallup	40,500	\$4,500	
Camas ⁶	23,080	\$3,051		Redmond ²¹	62,100	\$6,650	
Carnation	2,030	\$603		Renton	102,700	\$2,800	
Covington	19,850	\$4,461		Ridgefield	7,235	\$2,822	
Des Moines	30,860	\$5,151		Sammamish ²²	62,240	\$14,707	
Duvall	7,500	\$8,183		SeaTac	28,850	\$3,500	
Edgewood	10,420	\$4,413		Sedro Wooley ²³	10,950	\$2,407	\$1,341
Edmonds	41,260	\$4,561		Sequim	7,280	\$2,244	\$2,020
Enumclaw	11,450	\$3,239		Shelton	10,120	\$2,606	
Everett	109,800	\$2,400		Shoreline	55,060	\$7,224	
Federal Way ⁷	96,350	\$3,875		Snohomish	10,010	\$1,436	
Ferndale ⁸	13,470	\$3,000	\$2,550	Stanwood	6,785	\$2,195	
Fife ⁹	10,100	\$6,413		Sultan	5,030	\$4,350	
Gig Harbor	9,500	\$2,102		Sumner	9,920	\$1,165	
Granite Falls	3,485	\$2,500		Tukwila ²⁴	19,660	\$1,244	
Issaquah ¹⁰	36,030	\$8,348		Tumwater	23,210	\$3,416	
Kenmore ¹¹	22,580	\$9,320		University Place	31,440	\$3,199	
Kent ¹²	127,100	\$4,471	\$3,223	Vancouver ²⁵	162,400	\$1,770	
Kirkland	86,080	\$3,705		Washougal	13,807	\$2,192	
La Center ¹³	3,195	\$4,500		Woodinville ²⁶	9,200	\$2,761	
Lacey	48,700	\$1,924		Yelm	6,242	\$1,321	
Lake Stevens ¹⁴	31,740	\$2,476					
Lynden ¹⁵	13,620	\$2,111		County	Population	Base Rate	
Lynnwood ¹⁶	36,950	\$7,944	\$5,107	Kitsap County	240,862	\$515	
Maple Valley ¹⁷	24,900	\$3,986		Pierce County	796,836	\$1,742	
Marysville	65,900	\$6,300		Snohomish County	694,571	\$2,453	
Mercer Island	24,210	\$3,956		Thurston County ²⁷	256,591	\$2,334	

- Notes:** *All data above obtained from public web sites, telephone, and email inquiries.*
1. Anacortes has a very old TIF system, which is being updated, and new TIF rates of \$3,000 anticipated in 2018..
 2. Auburn adopted rates August 1, 2013.
 3. In Urban Villages, Bellingham allows automatic 22% to 25% TIF reduction and voluntary TDM performance measures up to 50% TIF reduction.
 4. The City of Blaine future pm peak hour vehicle trip rate is currently being evaluated.
 5. Burien limited improvement project costs to keep rates low. TIF was adopted in 2009.
 6. Camas uses a 2-zone TIF system; Average = \$3,051.
 7. Federal Way charges 3% non-refundable admin. fee + base rate + 3-yr WSDOT construction cost index. SF fee = City 2014 rate schedule summary
 8. Ferndale uses 3-zone TIF system. \$3,000 citywide; \$3,750 for 443-acre "Main Street" Planned Action; \$2,550 downtown Ferndale.
 9. Fife uses a VMT-based TIF system adjusted from ITE ADT rates.
 10. Issaquah created development incentive in which the first 10,000 SF of commercial TIF paid from other public funding sources (per WA State law).
 11. Kenmore uses a "Person Trip" based TIF system.
 12. Kent TIF rates are based on 30% of maximum rate from Rate Study (May 2010) and downtown Kent rate memorandum.
 13. La Center allows TIF to be deferred to occupancy by requiring lien on property.
 14. Lake Stevens uses a 3-zone TIF system; average - \$2,476
 15. Lynden TIF allows up to 50% reduction in industrial areas where there is a significant chance that grants can be obtained.
 16. Lynnwood has two TIF zones and reduces TIF by 15% (per ITE) in portion of City Center.
 17. Maple Valley fee per 2013 rate schedule (R-13-909 Jan 28, 2013)
 18. North Bend is similar to Sammamish in that most development is residential with little to no pass-by, diverted link trips.
 19. Oak Harbor uses a very old TIF system.
 20. Olympia TIF allows up to 20% reduction in downtown for accepted TDM performance measures.
 21. Redmond uses "Person Trips/Mobility Units" for Concurrency and TIF
 22. Sammamish has highest TIF (\$14,707) in all of Washington due to primarily residential development with little to no pass-by, diverted link trips.
 23. Sedro-Woolley uses a 15-zone TIF system; Average = \$2,407; TIF reduction in downtown Sedro-Woolley
 24. Tukwila = 4-zone TIF system; Average = \$1,244
 25. Vancouver uses 5-zone ADT-based TIF system; Average = \$1,770.
 26. Woodinville calculates ADT; Average = \$2,761.
 27. Thurston County uses a 6-zone TIF system; Average = \$2,334