

TRAFFIC IMPACT FEE PROGRAM

JULY 26TH, 2018

A. Feedback from July 11th Meetings and Social Media:

1. TIF Open House(s)
2. Planning Commission Hearing

B. Discussion on:

1. Potential TSA Consolidation
2. Other Related TIF Issues
3. TIF Fee Schedule

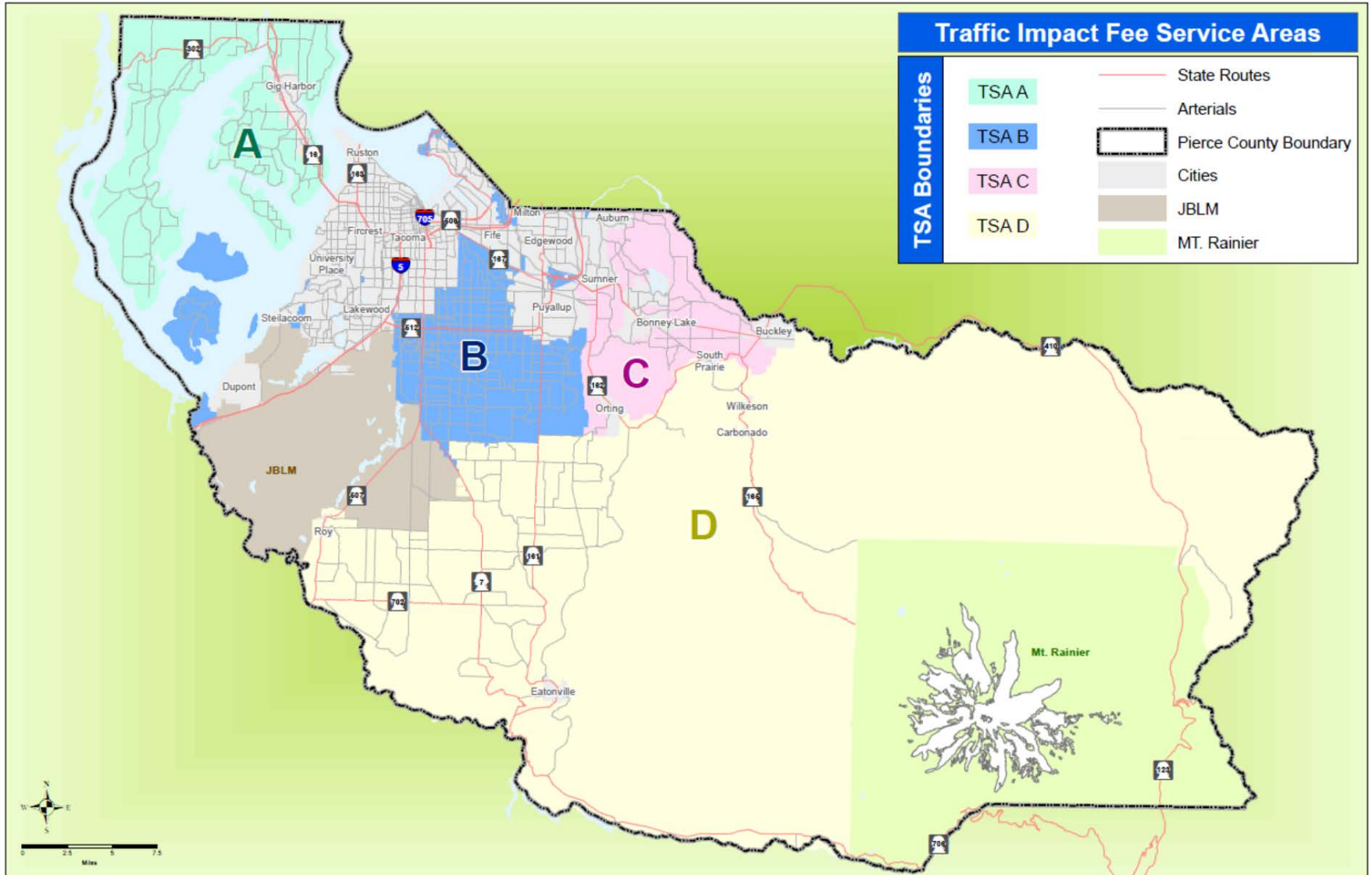
C. TIF Package for Submission to County Council

D. Future TAC Meetings – Schedule and Topics

A1. TIF Open House

A2. Planning Commission Hearing

B1. Potential TSA Consolidation



TIF Cost by Project Type and by TSA (TAC Approved)

TSA	Roadway Project						Intersection Project	Total
	Concurrency	Corridor & Connector	Plateau Corridor	Freight Mobility	Completed TIF1	Sub Total		
A	\$16,302	\$9,494	\$11,969	\$18,191	\$5,387,217	\$5,443,173	\$1,145,357	\$6,588,529
B	\$47,185,548	\$8,100,123	\$7,827,366	\$25,071,393	\$6,074,814	\$94,259,244	\$39,456,044	\$133,715,289
C	\$30,972,400	\$78,434	\$90,436,772	\$250,326	\$190,104	\$121,928,036	\$3,894,577	\$125,822,613
D	\$1,325,722	\$1,260,932	\$505,332	\$2,479,813	\$220,506	\$5,792,305	\$4,266,879	\$10,059,184
Total	79,499,973	\$9,448,983	98,781,440	\$27,819,722	11,872,640	227,422,758	48,762,857	276,185,615

xx Proposed 50% TIF cost reduction.

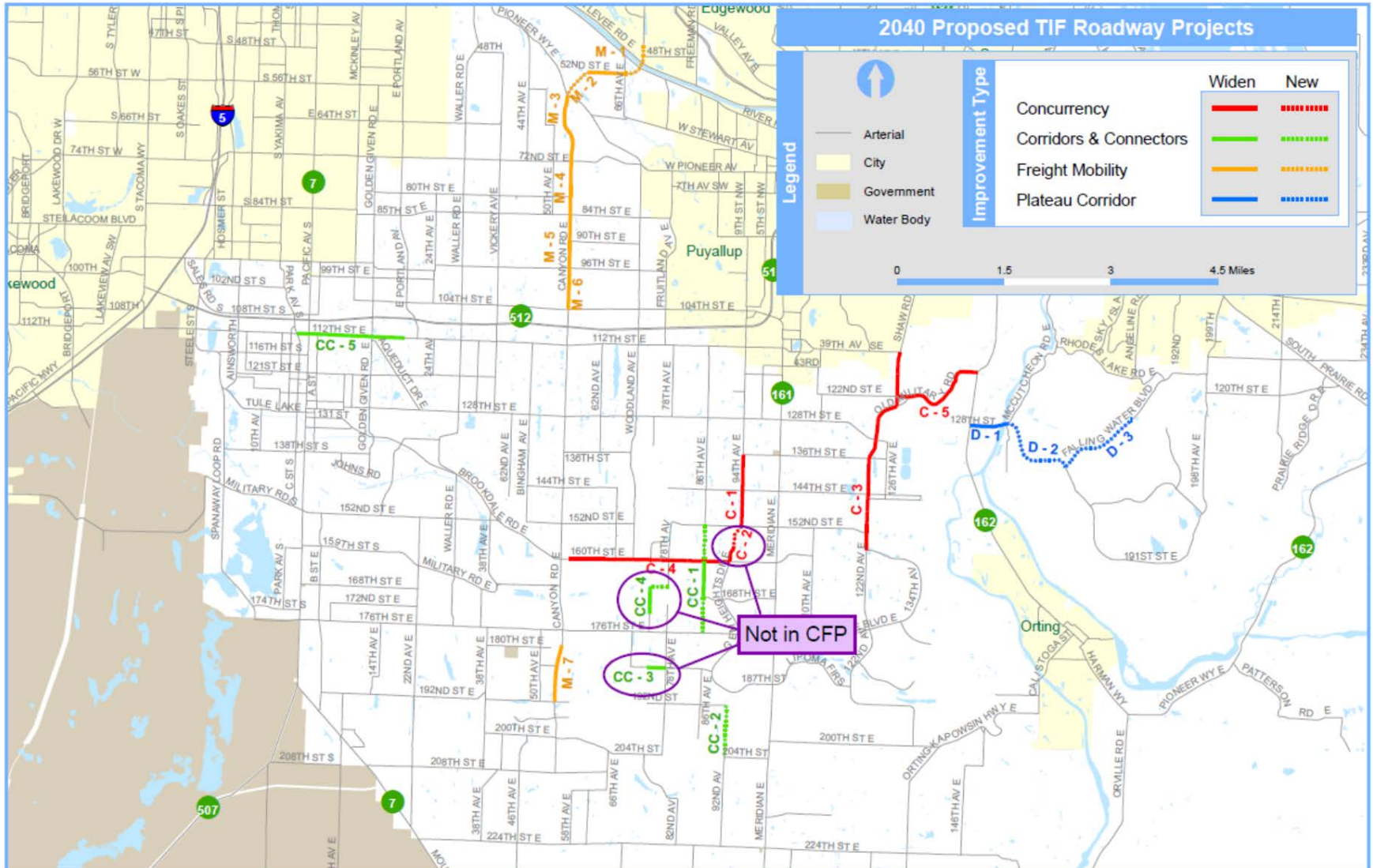
Cost Per New Trip by Project Type and by TSA (TAC Approved)

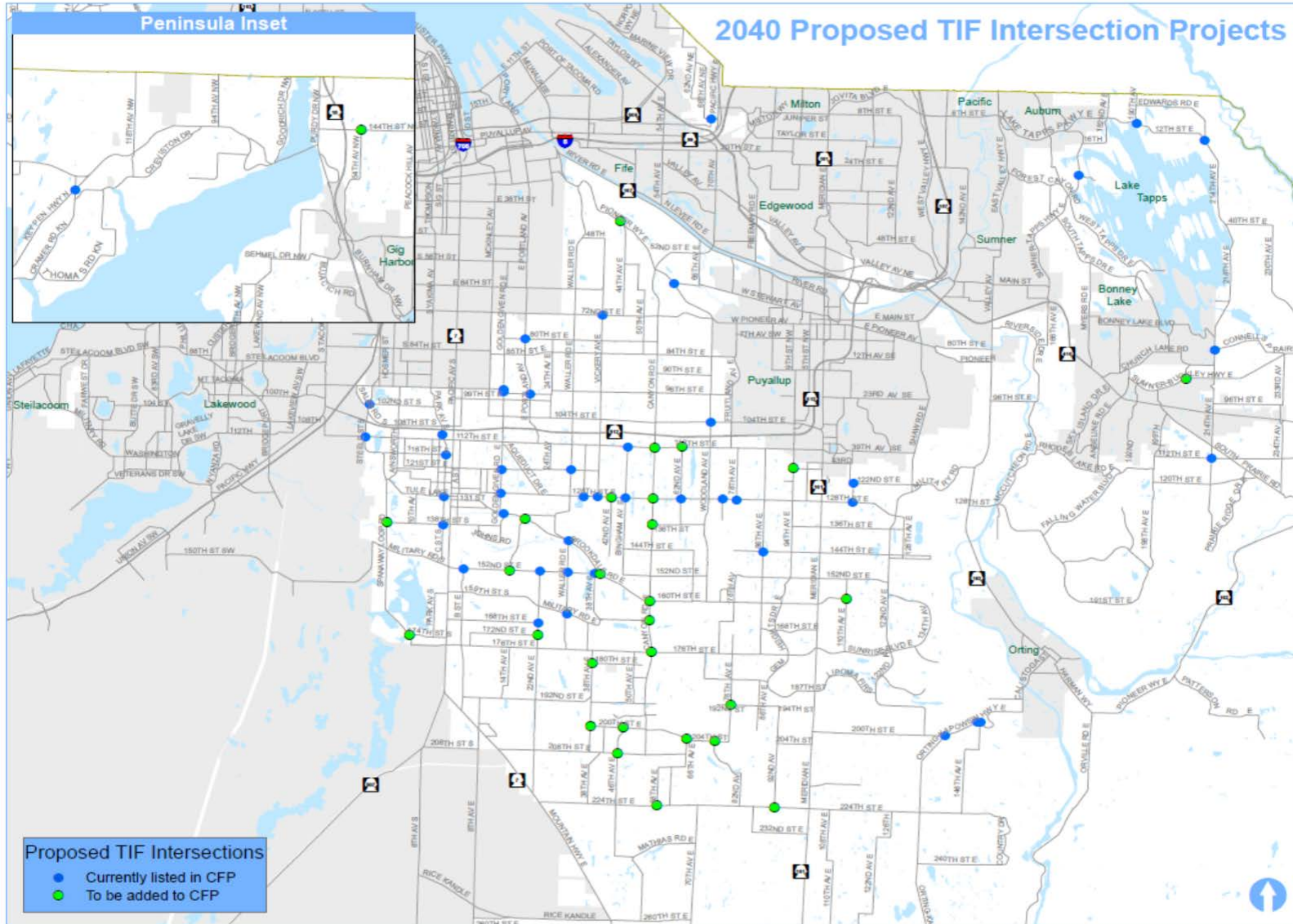
TSA	Roadway Project						Intersection Project	Combined Cost Per Trip
	Concurrency	Corridor & Connector	Plateau Corridor	Freight Mobility	Completed TIF1	Sub Total		
A	\$0.41	\$0.24	\$0.30	\$0.45	\$133.86	\$135.25	\$28.46	\$163.71
B	\$170.07	\$29.20	\$28.21	\$90.37	\$21.90	\$339.75	\$142.21	\$481.96
C	\$265.64	\$0.67	\$775.64	\$2.15	\$1.63	\$1,045.73	\$33.40	\$1,079.13
D	\$27.80	\$26.44	\$10.60	\$52.01	\$4.62	\$121.48	\$89.49	\$210.96
Mean	\$164.95	\$19.61	\$204.96	\$57.72	\$24.63	\$471.87	\$101.18	\$573.04

xx - Proposed 50% TIF cost reduction.

B2. Other TIF Related Issues

CFP Project Additions - Roadways





B3. TIF Fee Schedule

Fee Schedule TAC Approved



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 (\$163.71)	TSA B (\$481.96)	TSA C (\$1079.13)	TSA D (\$210.96)
Residential						
Single-Family Detached Housing and Attached Housing up to 2-Units (Duplex)	210	Dwelling Units	1568.48	4423.18	9779.80	1992.31
Accessory Dwelling Unit (ADU)	210	Dwelling Units	833.42	2259.18	4934.50	1045.10
Multi Family(incl. triplex, condos)	220, 221, 222, 225	Dwelling Units	1092.08	3020.68	6639.53	1378.42
Mid-Rise and High-Rise Residential with 1st Floor Commercial 3 or more levels (floors)	231, 232	Dwelling Units	1033.15	2847.17	6251.04	1302.47
Mobile Home Park	240	Dwelling Units	877.62	2389.31	5225.87	1102.06
Senior Adult Housing Detached	251	Dwelling Units	764.66	2056.76	4481.27	956.50
Senior Adult Housing Attached	252	Dwelling Units	676.26	1796.50	3898.54	842.58
Assisted Living	252, 254, 255	Dwelling Units / Beds	463.44	1169.95	2495.67	568.33
Centers and Corridors Proposal- Multi Family(incl. triplex, condos)	220, 221, 222, 225, 231, 232	Dwelling Units	754.77	2027.65	4416.09	943.76
Commercial						
General -- Retail, Restaurant & Services	All LUC's in 400, 800 and 900 series except LUC 944	SF GFA/GLA	1.84	5.40	12.10	2.37
Gasoline Sales ²	944	Pumps	4061.19	11956.09	26770.21	5233.33
Commercial - Institutional						
Institutional	All LUC's in 500 and 600 series unless specifically listed	SF GFA	1.00	2.94	6.57	1.28
Public Elementary / Jr. High School	520,522	SF GFA	1.05	3.09	6.92	1.35
Public High School	530	SF GFA	0.84	2.47	5.52	1.08
Private Kindergarten through 8th Grade	534	SF GFA	1.92	5.65	12.65	2.47
Private Kindergarten through 12th Grade	536	SF GFA	1.85	5.43	12.16	2.38
Industrial						
Warehousing/Storage	All LUC's in 100 series unless specifically listed	SF GFA	0.77	2.28	5.11	1.00
Industrial/Manufacturing	110, 130, 140	SF GFA	0.72	2.12	4.75	0.93
Mini Warehouse	151	SF GFA	0.25	0.74	1.67	0.33
Commercial - Office						
Office Land Uses	All LUC's in 700 series except LUC 720	SF GFA	1.78	5.25	11.76	2.30
Corporate Headquarters	714	SF GFA	1.46	4.29	9.60	1.88
Research and Development Center	760	SF GFA	2.06	6.07	13.58	2.66
Medical Office/Clinic	720	SF GFA	4.41	12.98	29.07	5.68

Administration Fees of \$100 per Residential Unit and 1% for Commercial uses are included in the above listed rates.

TSA= Transportation Service Area

GFA = Gross Floor Area

GLA = Gross Leasable Area

** 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.

1) Land Use Code - Reference TRIP GENERATION, 10th Edition, Institute of Transportation Engineers

2) Gasoline Sales Rate per Pump applies in addition to Commercial General Rate per SF GFA/GLA (note: each pump to service a max of two vehicles at a time).

Summarize Today's TAC Decisions & Recommendations

Subject	TAC's Recommendation (July 26th, 2018)
<ul style="list-style-type: none"> ● Potential TSA Consolidation 	
<ul style="list-style-type: none"> ● Other TIF Related Issues 	
<ul style="list-style-type: none"> ● TIF Fee Schedule 	
<ul style="list-style-type: none"> ● TIF Package for Submission 	
<ul style="list-style-type: none"> ● Future Meetings 	

Appendix

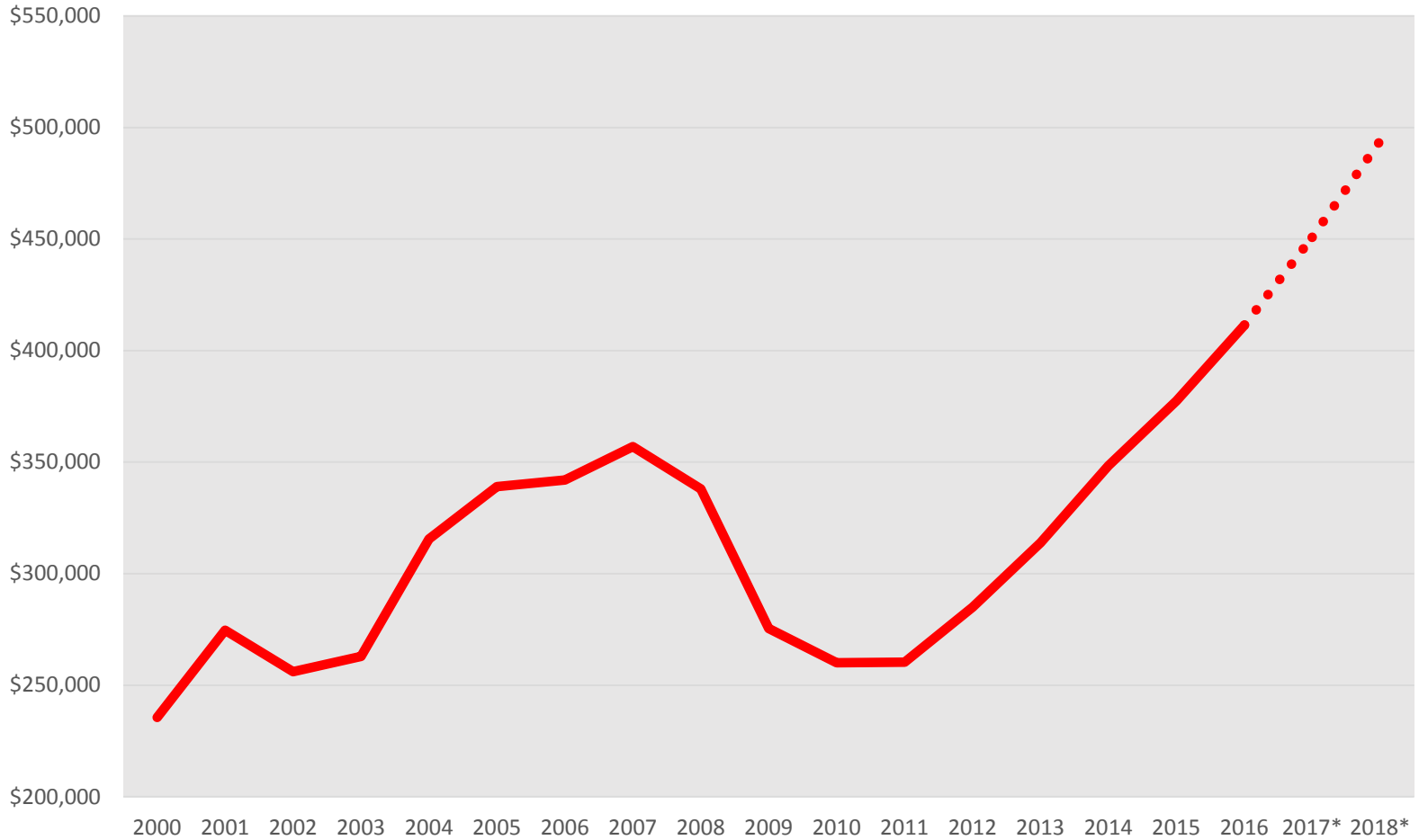
Estimated Administration Fee for Residential Development (TAC Approved)

TSA	Estimated New Units		% of SF & MF		Per New Trip Cost	Per Unit TIF Cost		Est. Admin. Fee Per Year	
	2015 - 2040	Per Year	SF	MF		SF	MF ¹	3.00%	\$100
A	3,582	143	98.00%	2.00%	\$163.72	\$1,468.55	\$734.28	\$6,249.23	\$14,328.00
B	17,870	715	74.94%	25.06%	\$481.70	\$4,320.81	\$2,160.41	\$81,046.63	\$71,480.00
C	11,298	452	88.65%	11.35%	\$1,080.02	\$9,687.78	\$4,843.89	\$123,889.02	\$45,192.00
D	3,949	158	99.15%	0.85%	\$208.13	\$1,866.93	\$933.46	\$8,809.31	\$15,796.00
Total	36,699	1,468	83.87%	16.13%				\$219,994.20	\$146,796.00

1. - MF TIF cost is estimated at 50% of SF TIF cost.

- \$100 per residential unit collects 66.72% as compared with the 3% proposal
- The 1% administration fee from commercial is estimated at \$22,000 per year
- Past annualized (2007-17) TIF administration expense was \$176,300 per year
- With the expected TIF exemptions and more frequent update of program, the \$100 proposal will not be enough to cover the entire administration expenses

Average Price of New SF Units Sold by Year (Pierce County, WA)



* Estimated based on trend

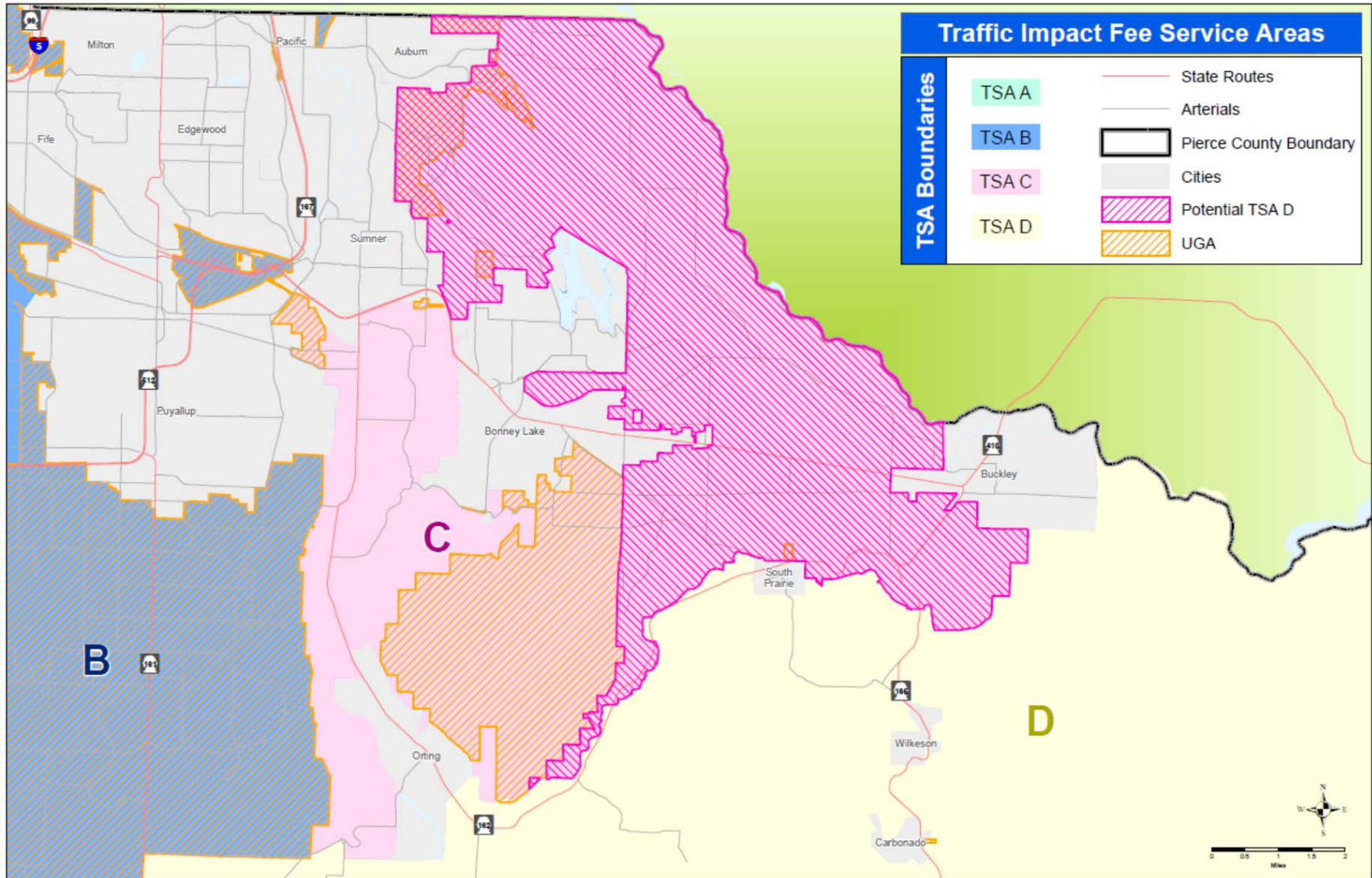
TIF % as of New SF Unit Price

TSA	New SF Unit Price ¹		Existing TIF			Proposed TIF			% Trend
	2005	2018	Weighted TIF Rate	Per SF Unit TIF Cost ²	TIF % of SF Price in 2005	TIF Rate	Per SF Unit TIF Cost	TIF % of SF Price in 2018	Exi. Vs Pro.
A	\$339,000	\$494,000	\$138.25	\$1,318.91	0.39%	\$163.72	\$1,468.55	0.30%	↓
B			\$333.78	\$3,184.26	0.94%	\$481.70	\$4,320.81	0.87%	↓
C			\$164.55	\$1,569.81	0.46%	\$1,080.02	\$9,687.78	1.96%	↑
D			\$150.61	\$1,436.82	0.42%	\$208.13	\$1,866.93	0.38%	↓

1. Estimated from historic data
2. Does not include 2% street lighting fee

- TIF % of SF price came down for all TSAs but TSA “C”
- If the 2005 ratio is maintained, TSA “A”, “B”, & “D” would pay additional \$353, \$319, & \$227 over proposed Per SF Unit TIF Cost

Alternative – Potential Change of TSA “C”



TIF Cost by Project Type and by TSA (Planning Commission)

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A	\$16,302	\$9,493	\$11,969	\$18,191	\$5,387,219	\$5,443,175	\$1,145,323	\$6,588,498
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C	\$30,266,198	\$65,511	\$89,647,819	\$131,130	\$178,174	\$120,288,832	\$2,652,775	\$122,941,607
D	2,031,901	1,286,810	1,294,263	2,718,182	232,436	7,563,592	5,438,757	\$13,002,349
Total	79,499,964	9,461,788	98,781,423	27,938,438	11,872,640	227,554,254	48,601,853	276,156,107

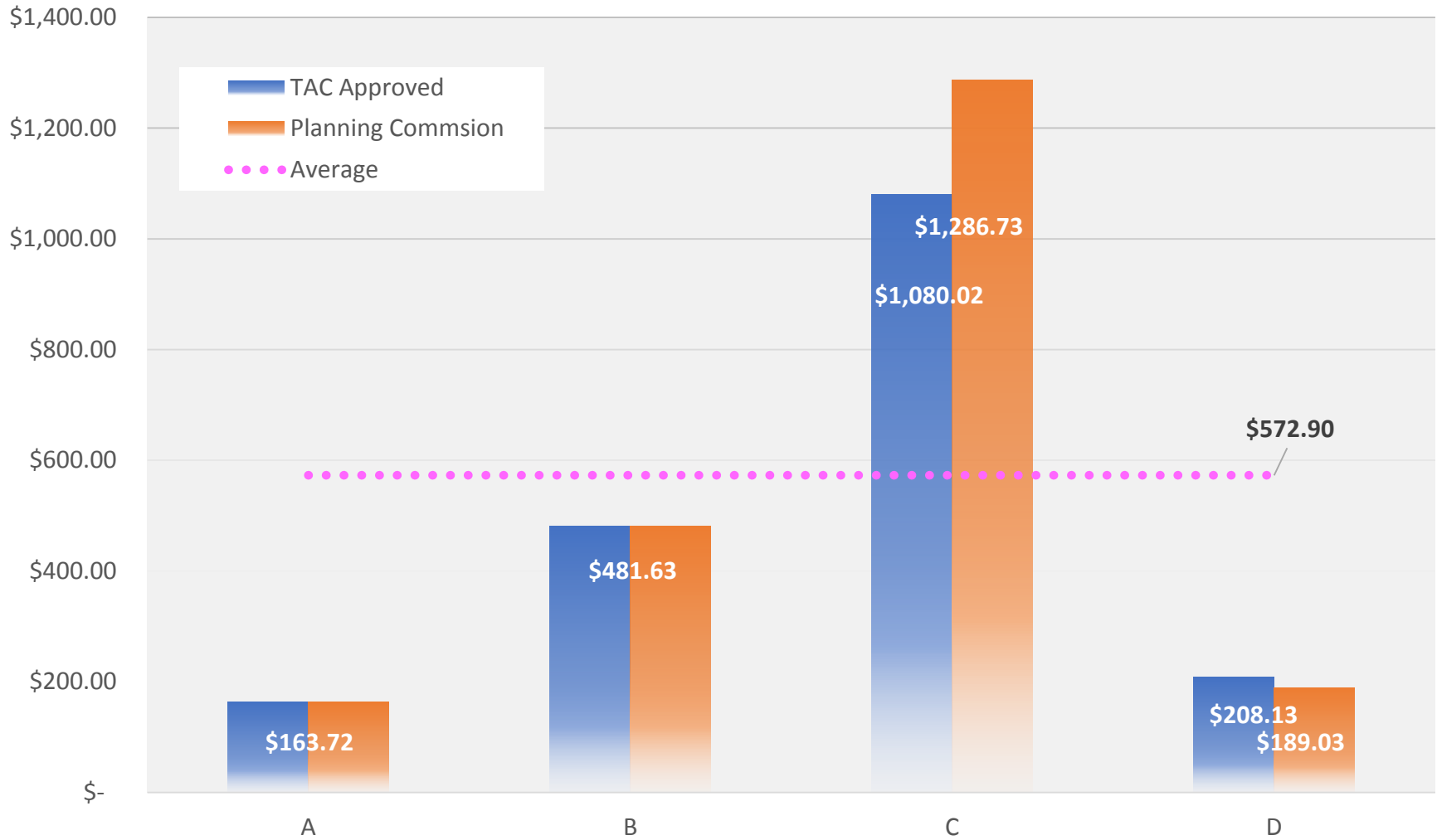
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B	\$170.07	\$29.20	\$28.21	\$90.37	\$21.90	\$339.74	\$141.89	\$481.63
C	\$316.77	\$0.69	\$938.27	\$1.37	\$1.86	\$1,258.96	\$27.76	\$1,286.73
D	\$29.54	\$18.71	\$18.82	\$39.52	\$3.38	\$109.96	\$79.07	\$189.03
Average	\$164.93	\$19.63	\$204.93	\$57.96	\$24.63	\$472.09	\$100.83	\$572.92

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Comparisons of Cost Per New Trip



TSA	Cost Per New Trip	Cost of SF Unit			
		1st Year	2nd Year	3rd Year	After 3rd Year
A	\$163.72	\$163.72			
B	\$481.70	\$481.70			
C	\$1,080.02	\$481.70	\$681.14	\$880.58	\$1,080.02
D	\$208.13	\$208.13			

Note: Cost does not reflect annual inflation adjustment.

Fee Schedule Alternative – Potential Change of TSA “C”



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