Comparison of 2019-2020 TIF Base Rates in 74 Cities and 5 Counties in Western Washington
With Bellingham and Whatcom County Cities Highlighted for Emphasis

[Based on information available. Average includes both Cities and Counties. See TIF rate table on next page for additional details.]

Data compiled Nov. 2019 by Chris Comeau, AICP-CTP, Transportation Planner, Bellingham Public Works ccomeau@cob.org or (360) 778-7946

Chart Title

Comparison of 2019-2020 TIF Base Rates in 74 Cities and 5 Counties in Western Washington With Bellingham and Whatcom County Cities Highlighted for Emphasis

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

Oak Harbor $589
Kitsap County $700
Bremerton $948

Renton $1,558
Redmond $1,558
Shoreline $1,558
Shoreline $1,558
Camas $1,558
Des Moines $1,558
Bellevue $1,558
Puyallup $1,558
Pierce County $1,558
Covington $1,558
Edgewood $1,558

W WA Average TIF* $4,363
Sultan $4,363
Mercer Island $4,363
Woodinville $4,363
Milton $4,363
Federal Way $4,363
Bonney Lake $4,363
Maple Valley $4,363
Mountlake Terrace $4,363
Mill Creek $4,363
Port Orchard $4,363
Kirkland $4,363
Shelton $4,363
Tumwater $4,363
Ridgefield $4,363
Monroe $4,363
Stanwood $4,363
SeaTac $4,363
Wahington $4,363
Arlington $4,363
Clark County $4,363
Lake Stevens $4,363
Enormo $4,363
Olympia $4,363
University Place $4,363
Ferndale $4,363
Bellingham $4,363
Battleground $4,363
Thurston County $4,363
Anacortes $4,363
Burlington $4,363
Sumner $4,363
Monroe $4,363
Sequl $4,363
Snohomish County $4,363
Sedro-Woolley $4,363
Everett $4,363
Vancouver $4,363
Orring $4,363
Lynnwood $4,363
Bellingham $4,363
Lacey $4,363
Mukilteo $4,363
Bainbridge Island $4,363
Snohomish $4,363
Blaine $4,363
Yelm $4,363
Tukwila $4,363
Burien $4,363

$0 $2,000 $4,000 $6,000 $8,000 $10,000 $12,000 $14,000 $16,000

Cost Per P.M. Peak Hour (4:00 - 6:00pm) Vehicle or Person Trip
## 2020 Transportation Impact Fee Comparison: 74 Cities + 5 Counties in Western Washington

Data compiled November 2019 from public web sites, telephone calls, and email inquiries by
Chris Comeau, AICP-CTP, Transportation Planner, Bellingham Public Works ccmeau@cob.org or (360) 778-7846

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Notes: All data above and below obtained from public web sites, telephone calls, and emails.

1. Anacortes has a very old TIF system which is being updated, and new TIF rates of $3,000 anticipated in 2018.
3. Battle Ground uses an ADT-based TIF system; SFD = 9.57 trips x $316
4. Bellingham TIF = Person trips; automatic 22% to 30% Urban Village TIF reduction with voluntary TDM measures up to 50% UV TIF reduction.
5. The City of Bellingham future pm peak hour vehicle trip rate is currently being evaluated.
6. Burien linked improvement project costs to keep rates low. TIF was adopted in 2009.
7. Camas uses a TIF NORTH System; South = $3,147; Average = $5,974.
8. Federal Way uses 3% non-refundable admin. fee + base rate + 3% WSDOT construction cost index. SFD = 2014 rate schedule summary
10. Fife uses a VAT-based TIF system adjusted from ITE ADT rates.
11. Issaquah created development incentive in which the first 10,000 SF of commercial TIF paid from other public funding sources (per WA State law).
12. Kent TIF rates based on person trips similar to Bellingham and Kirkland.
13. Kirkland TIF rates are based on person trips, similar to Kenmore and Bellingham.
14. Kirkland TIF rates are based on person trips similar to Kenmore and Bellingham.
15. Kirkland TIF rates are based on person trips similar to Kenmore and Bellingham.
16. Lake Stevens uses a 3-zone TIF system average = $3,257.
17. Lynnden TIF allows a total of 50% reduction in industrial areas where there is a significant chance that grants can be obtained.
18. Lynnwood has two TIF zones and reduces TIF by 15% (per ITE) in portion of City Center.
19. Maple Valley fee per 2013 rate schedule (R-13-909 Jan 28, 2013)
20. North Bend is similar to Sammamish in that most development is residential w/ little to no pass-by, diverted link trips.
21. Oak Harbor uses a very old TIF system.
22. Olympia TIF allows up to 20% reduction in downtown for accepted TDM performance measures.
23. Poulsbo uses an ADT-based TIF system; SFD = 9.57 trips x $564
24. Redmond uses “Person Trips/Mobility Units” for Concurrency and TIF
25. Ridgefield uses an ADT-based TIF system
26. Sammamish has highest TIF ($14,707) in all of Washington due to primarily residential development w/ little to no pass-by, diverted link trips.
27. Sedro-Woolley uses a 2-zone TIF system; $2,467 Non-CBD; $1,341 in CBD
28. Sumner uses a 3-zone TIF system; District 1 $1,814; District 2 $2,891; District 3 $3,191; Average = $2,632
29. Tukwila uses 3-zone TIF system: Average =$1,244
30. Vancouver uses 3-zone ADT-based TIF System; Columbia $163; Pacific $290; Cascade $220; Average = $225 x 9.57 = $2,153 / SFD
31. Woodinville uses an ADT-based TIF system; Average = $948
32. Clark County has a four zone TIF system similar to City of Vancouver, based on ADT; Average = $3,333
33. Pierce County uses a 4-zone TIF system; Average = $4,479
34. Thurston County uses a 6-zone TIF system; Average = $2,959