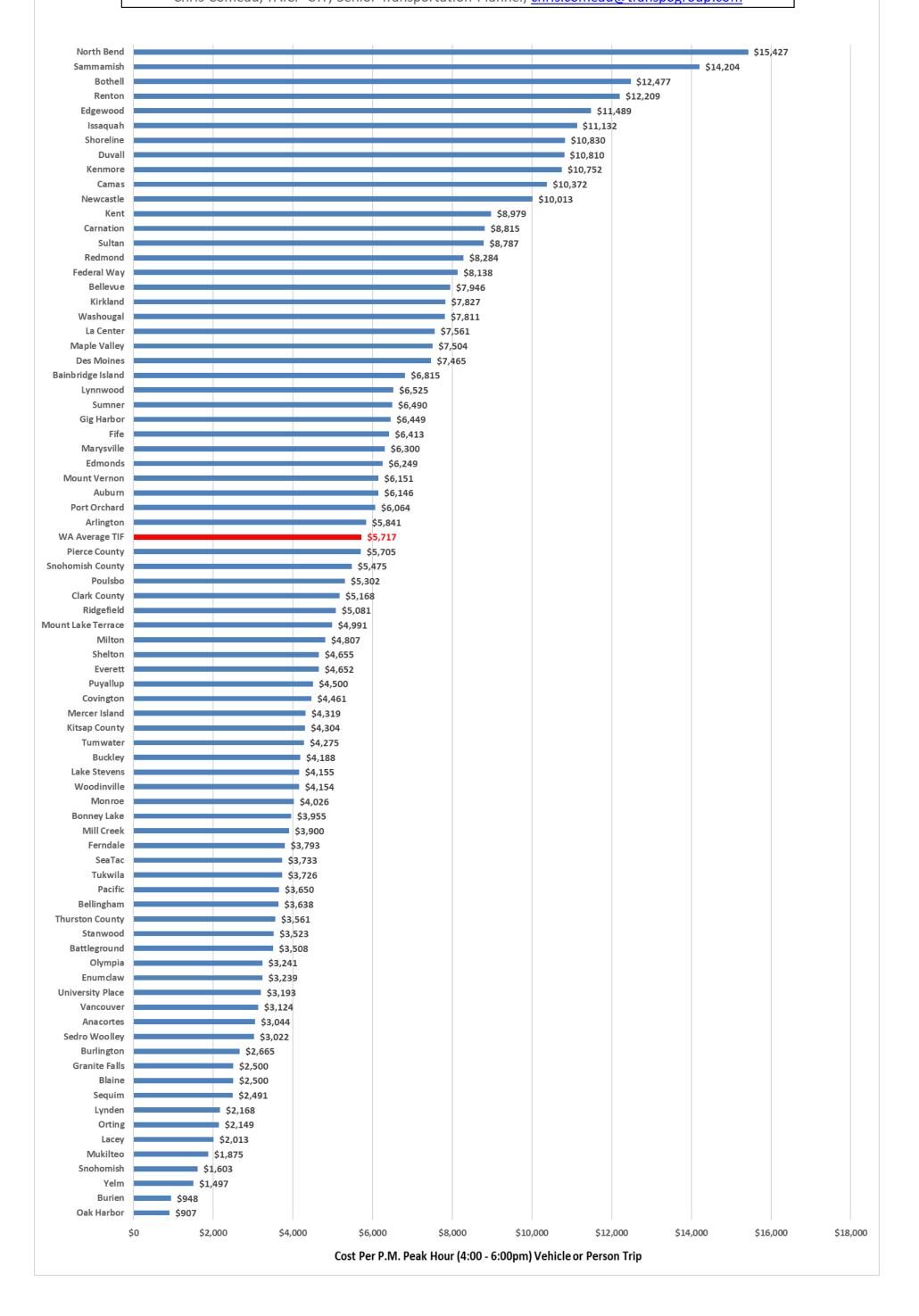
**2024 Transportation Impact Fee Comparison: 74 Cities + 5 Counties in Western Washington** Data compiled March 2024 from web sites, fee sheets, telephone, and email by Chris Comeau, FAICP-CTP, Senior Transportation Planner, <u>chris.comeau@transpogroup.com</u>



	Chri		mpiled March 2024 from public v AICP-CTP, Senior Transportatio		•	•	-
	2024	2024	Urban Center	n Planner at Transpo Gi	2023	2024	Urban Center
City macortes <sup>1</sup>	•	<b>Base Rate</b> \$3,044	Incentive	City Milton	Population 8,835	Base Rate	Incentive
rlington	18,326 22,121	\$3,044 \$5,841		Monroe	8,835	\$4,807 \$4,026	
uburn <sup>2</sup>	88,750	\$6,146	Yes: Downtown	Mount Vernon	35,753	\$6,151	Yes: Commercial Uses
ainbridge Island	24,153	\$6,815		Mount Lake Terrace	21,804	\$4,991	
attleground <sup>3</sup>	22,395	\$3,508		Mukilteo	20,681	\$1,875	
Bellevue	153,768	\$7,946	Yes: Downtown & TOD	Newcastle North Bend <sup>20</sup>	12,664	\$10,013	
Bellingham <sup>4</sup> Blaine <sup>5</sup>	95,921 6,130	\$3,638 \$2,500	Yes: Urban Villages	Oak Harbor <sup>21</sup>	8,302 24,187	\$15,427 \$907	Yes; CBD
Bonney Lake	22,948	\$2,500		Olympia <sup>22</sup>	55,731	\$3,241	Yes; Downtown & High Density Corrido
Bothell	48,871	\$12,477	Yes: Main Street	Orting	8,857	\$2,149	
Buckley	5,421	\$4,188	May apply for 30% Reduction	Pacific	6,807	\$3,650	
Burien <sup>6</sup>	49,627	\$948		Port Orchard	18,564	\$6,064	
	10,253	\$2,665		Poulsbo <sup>23</sup>	12,101	\$5,302	
Camas <sup>7</sup>	28,275 2,199	\$10,372 \$8,815		Puyallup Redmond <sup>24</sup>	41,880 80,116	\$4,500 \$8,284	Y; CBD; OverLake
Covington	2,199	\$4,461		Renton	101,386	\$0,204 \$12,209	T, CDD, OverLake
Des Moines	31,946	\$7,465		Ridgefield <sup>25</sup>	17,666	\$5,081	
Duvall	8,824	\$10,810		Sammamish <sup>26</sup>	64,250	\$14,204	
dgewood	13,380	\$11,489		SeaTac	29,652	\$3,733	
Edmonds	42,027	\$6,249		Sedro Woolley <sup>27</sup>	13,368	\$3,022	Yes; CBD
Enumclaw Everett	12,645 111,793	\$3,239 \$4,652	Yes: Parking "A"	Sequim Shelton	8,403 10,896	\$2,491 \$4,655	Yes; CBD
Federal Way <sup>8</sup>	94,745	\$4,652 \$8,138	Yes: City Center	Shoreline	62,908	\$4,655 \$10,830	
Ferndale <sup>9</sup>	16,562	\$3,793	Yes: Downtown	Snohomish	10,124	\$1,603	
Fife <sup>10</sup>	10,573	\$6,413	Yes: Use-based	Stanwood	9,817	\$3,523	
Gig Harbor	12,892	\$6,449		Sultan	7,243	\$8,787	Yes; 50% for Commercial
Granite Falls	5,117	\$2,500		Sumner <sup>28</sup>	10,543	\$6,490	
ssaquah <sup>11</sup>	38,601	\$11,132	Yes: Commercial Uses	Tukwila <sup>29</sup>	21,000	\$3,726	
Kenmore <sup>12</sup>	23,067	\$10,752		Tumwater	26,427	\$4,275	
Kent <sup>13</sup> Kirkland <sup>14</sup>	132,204	\$8,979	Yes; Downtown	University Place Vancouver <sup>30</sup>	34,371	\$3,193	
a Center <sup>15</sup>	91,568 5,262	\$7,827 \$7,561		Washougal	197,765 16,764	\$3,124 \$7,811	
Lacey	60,485	\$2,013		Woodinville <sup>31</sup>	13,044	\$4,154	
_ake Stevens <sup>16</sup>	40,598	\$4,155	Yes; TIF Zone 1	Yelm	10,676	\$1,497	
_ynden <sup>17</sup>	16,540	\$2,168		County	Population	Base Rate	
		<b>AO 505</b>	Yes; Citywide	Clark County <sup>32</sup>	520,900	\$5,168	
	47,880	\$6,525		,			
	47,880 28,355	\$6,525 \$7,504		Kitsap County	280,900	\$4,304	
_ynnwood <sup>18</sup> Maple Valley <sup>19</sup> Marysville	28,355 73,578	\$7,504 \$6,300	Yes: Commercial Uses	Kitsap County Pierce County <sup>33</sup>	280,900 937,400	\$5,705	
Maple Valley <sup>19</sup> Marysville Mercer Island	28,355 73,578 24,600	\$7,504 \$6,300 \$4,319		Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup>	280,900 937,400 847,300	\$5,705 \$5,475	
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek	28,355 73,578 24,600 20,753	\$7,504 \$6,300 \$4,319 \$3,900	Yes: Commercial Uses	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup>	280,900 937,400 847,300 300,500	\$5,705 \$5,475 \$3,561	nulation data not released until June
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Notes: All data above	28,355 73,578 24,600 20,753 and below obt	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub	Yes: Commercial Uses	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup>	280,900 937,400 847,300 300,500	\$5,705 \$5,475 \$3,561	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek	28,355 73,578 24,600 20,753 and below obta IF system in 201	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9.	Yes: Commercial Uses lic web sites, fee sheets, telephone c	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup>	280,900 937,400 847,300 300,500	\$5,705 \$5,475 \$3,561	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Notes: All data above . Anacortes updated T 2. Auburn adopted rates 8. Battle Ground uses a	28,355 73,578 24,600 20,753 and below obt IF system in 201 s 2017; has down an ADT-based Till	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD =	Yes: Commercial Uses lic web sites, fee sheets, telephone c ate. 9.57 trips x \$347	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Notes: All data above . Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Bellingham TIF = Per	28,355 73,578 24,600 20,753 and below obto and and below obto and below obto and below obto and below obto and below obto and and and and and and and and and and	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = hatic 22% to 30%	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Notes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Bellingham TIF = Per The City of Blaine fut	28,355 73,578 24,600 20,753 and below obte IF system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. ntown reduced ra F system; SFD = natic 22% to 30% ir vehicle trip rational statements of the system attic 22% to 30%	Yes: Commercial Uses lic web sites, fee sheets, telephone c ate. 9.57 trips x \$347	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Notes: All data above Anacortes updated T Anacortes updated T Anacortes updated T Anacortes updated T Anacortes updated T Ballingham TIF = Per Distribution of Blaine fut Ballingham TIF = Per Distribution of Blaine fut Ballingham TIF = Per	28,355 73,578 24,600 20,753 and below obt and below obt s 2017; has down an ADT-based Till rson trips; alutom ture pm peak hou- rement project co	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. town reduced ra F system; SFD = natic 22% to 30% ur vehicle trip rates sts to keep rates	Yes: Commercial Uses lic web sites, fee sheets, telephone c ate. : 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated.	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Notes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Battle Ground uses a	28,355 73,578 24,600 20,753 and below obt and below obt s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = hatic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-3	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone c</i> ate. 9.57 trips x \$347 6 Urban Village TIF reduction with volunt e is currently being evaluated. is low. TIF was adopted in 2009. puth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50%	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Notes: All data above Anacortes updated T Anacortes updated T Anacortes updated T Anacortes updated T Anacortes updated T Anacortes update above Anacortes above Anacortes update above Anacortes above An	28,355 73,578 24,600 20,753 and below obta s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou- rement project co e TIF system; No s 3% admin. fee e TIF system. \$3	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. town reduced ra 5 system; SFD = natic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$4	Yes: Commercial Uses lic web sites, fee sheets, telephone c ate. 9.57 trips x \$347 6 Urban Village TIF reduction with volunt e is currently being evaluated. 8 low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City 0 4,822 for 443-acre "Main Street" Planned	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50%	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Motes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zone Federal Way charges Ferndale uses 3-zone O. Fife uses a VMT-ba	28,355 73,578 24,600 20,753 and below obta 1F system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system. \$3 ased TIF system a	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$4 adjusted from IT	Yes: Commercial Uses lic web sites, fee sheets, telephone c ate. 9.57 trips x \$347 6 Urban Village TIF reduction with volunt e is currently being evaluated. 8 low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City 0 4,822 for 443-acre "Main Street" Planned	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction.	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Motes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zone Federal Way charges Ferndale uses 3-zone O. Fife uses a VMT-ba	28,355 73,578 24,600 20,753 and below obta 20,753 and below obta s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system. \$3 ased TIF system a evelopment incer	\$7,504 \$6,300 \$4,319 \$3,900 alined from pub 9. notown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$4 adjusted from IT titve in which the	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone c</i> ate. 9.57 trips x \$347 6. Urban Village TIF reduction with volunt e is currently being evaluated. 8 low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction.	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Motes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zone Federal Way charges Ferndale uses 3-zone Ferndale uses 3-zone Fife uses a VMT-ba I. Issaquah created de Z. Kenmore TIF rates S. Kent TIF rates are b	28,355 73,578 24,600 20,753 and below obtain s 2017; has down an ADT-based Till rson trips; alutom ture pm peak hou rement project co s 3% admin. fee e TIF system; No s 3% admin. fee e TIF system; \$3 ased TIF system a evelopment incer based on mobility pased on person	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = htown reduced ra F system; SFD = htoc 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$2 adjusted from IT htive in which the y units and perso	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. s low. TIF was adopted in 2009. puth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of \$,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Motes: All data above Anacortes updated T Anacortes updated T Auburn adopted rates Battle Ground uses a Battle Ground uses a Composition of Battle G	28,355 73,578 24,600 20,753 and below obto 20,753 and below obto s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system; No s 3% admin. fee e TIF system s ased TIF system a evelopment incer based on mobility pased on person are based on person	\$7,504 \$6,300 \$4,319 \$3,900 alned from pub 9. ntown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$- adjusted from IT tive in which the y units and perso trips; TIF Rate S son trips at \$5,38	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone of</i> ate. 9.57 trips x \$347 6 Urban Village TIF reduction with volunt e is currently being evaluated. 8 low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. 9 first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Aaple Valley <sup>19</sup> Aarysville Aercer Island Aill Creek Anacortes updated T Auburn adopted rates Auburn adopted rates Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zone Federal Way charges Ferndale uses 3-zone G. Fife uses a VMT-ba 1. Issaquah created de 2. Kenmore TIF rates a 3. Kent TIF rates are b 4. Kirkland TIF rates a 5. La Center allows TII	28,355 73,578 24,600 20,753 and below obta IF system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system; S ased TIF system a evelopment incer based on mobility pased on person are based on person are based on person	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = hatic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-9 ,855 citywide; \$4 adjusted from IT htive in which the y units and perso trips; TIF Rate S son trips at \$5,38 to occupancy by	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. atom. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property.	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Aaple Valley <sup>19</sup> Aarysville   Aercer Island   All Creek   Aacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zone   Federal Way charges   Ferndale uses 3-zone   0. Fife uses a VMT-ba   1. Issaquah created de   2. Kenmore TIF rates   3. Kent TIF rates are b   4. Kirkland TIF rates are b   5. La Center allows TII   6. Lake Stevens uses	28,355 73,578 24,600 20,753 and below obtained and below obtained s 2017; has down an ADT-based Till rson trips; alutom ture pm peak hou rement project con a 3% admin. fee a TIF system. \$3 ased TIF system. \$3 ased TIF system. \$3 ased TIF system a evelopment incer based on person a based on person re based on person	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; Se + base rate + 3-y ,855 citywide; \$2 adjusted from IT htive in which the y units and perso trips; TIF Rate S son trips at \$5,38 to occupancy by tem; average - \$	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. atom. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property.	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Aaple Valley <sup>19</sup> Aarysville   Aercer Island   All Creek   Aacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zone   Ferderal Way charges   Ferndale uses 3-zone   Fife uses a VMT-ba   I. Issaquah created de   S. Kent TIF rates are b   Kirkland TIF rates are b   La Center allows TII   Lake Stevens uses   J. Lynden TIF citywide	28,355 73,578 24,600 20,753 and below obto 20,753 and ADT-based TH research and below and the research and the resea	\$7,504 \$6,300 \$4,319 \$3,900 alned from pub 9. htown reduced ra F system; SFD = hatic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$4 adjusted from IT tive in which the y units and perso trips; TIF Rate S son trips at \$5,38 to occupancy by item; average - \$ IW Lynden Pepi	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. s low. TIF was adopted in 2009. puth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of \$,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 Is. 2023 OFM Po	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville   Mercer Island   Mill Creek   Motes: All data above   Anacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zone   Federal Way charges   Ferndale uses 3-zone   0. Fife uses a VMT-ba   1. Issaquah created de   2. Kenmore TIF rates   3. Kent TIF rates are b   4. Kirkland TIF rates are b   4. Kirkland TIF rates uses   7. Lynden TIF citywide   8. Lynnwood has two   9. Maple Valley fee pe	28,355 73,578 24,600 20,753 and below obtained s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hour rement project construct as additional from the second s 3% admin. fee e TIF system. \$3 ased TIF system. \$3 ased TIF system as evelopment incer based on person a second person re based on person re based re based on person re based re	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. ntown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip ratu- sts to keep rates orth = \$9,833; Se + base rate + 3-y ,855 citywide; \$2 adjusted from IT ntive in which the y units and perso trips; TIF Rate S son trips at \$5,38 to occupancy by tem; average - \$ IW Lynden Pepin center/Mall \$5,10 dule	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. s low. TIF was adopted in 2009. puth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of \$,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 n Creek subarea TIF is \$17,328 (Highes) 07 and remainder of City \$7,944. Average	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793.	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville   Mercer Island   Mill Creek   Jotes: All data above   Anacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zone   Ferndale uses 3-zone   Kent TIF rates a   Lissaquah created de   S. Kent TIF rates are b   Kirkland TIF rates are b   La Center allows TII   Lake Stevens uses   Lynden TIF citywide   Lynnwood has two   Maple Valley fee pe   North Bend has higl	28,355 73,578 24,600 20,753 and below obto 20,753 and below obto 20,753 and below obto 20,753 and below obto 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co a 3% admin. fee a TIF system; No as admin. fee a TIF system; S3 ased on person re based on person re based on person a 3-zone TIF system a 3-zone TIF system a 3-zone TIF system based on person re 2023 rate sche hest citywide TIF	\$7,504 \$6,300 \$4,319 \$3,900 alned from pub 9. htown reduced ra F system; SFD = hatic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; Sc + base rate + 3-y ,855 citywide; \$- adjusted from IT tive in which the y units and perso trips; TIF Rate S son trips at \$5,38 to occupancy by item; average - \$ IW Lynden Pepii Center/Mall \$5,10 dule (\$15,210) in W.	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone c</i> ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. s low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City ( 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 n Creek subarea TIF is \$17,328 (Highess 07 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793.	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville   Mercer Island   Mill Creek   Macortes updated T   Anacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zone   Federal Way charges   Ferndale uses 3-zone   D. Fife uses a VMT-ba   1. Issaquah created de   2. Kenmore TIF rates a   5. La Center allows TII   6. Lake Stevens uses   7. Lynden TIF citywide   8. Lynnwood has two   9. Maple Valley fee pe   0. North Bend has higi   1. Oak Harbor uses a	28,355 73,578 24,600 20,753 and below obt 1F system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system; S ased TIF system a evelopment incer based on mobility based on person re based re based on person re based re based on person re based re bas	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. ntown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip ratu- sts to keep rates orth = \$9,833; So + base rate + 3-9 ,855 citywide; \$4 adjusted from IT tive in which the y units and perso trips; TIF Rate S ison trips at \$5,35 to occupancy by tem; average - \$ IW Lynden Pepin Center/Mall \$5,10 dule (\$15,210) in W. n; \$907 residenti	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone c</i> ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. a low. TIF was adopted in 2009. puth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 n Creek subarea TIF is \$17,328 (Highes: 17 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re al and \$589 non-residential.	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793.	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville   Mercer Island   Mill Creek   Motes: All data above   Anacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zone   Federal Way charges   Ferndale uses 3-zone   O. Fife uses a VMT-ba   1. Issaquah created de   2. Kenmore TIF rates   3. Kent TIF rates are b   4. Kirkland TIF rates are b   4. Kirkland TIF rates are b   6. Lake Stevens uses   7. Lynden TIF citywide   8. Lynnwood has two   9. Maple Valley fee pe   0. North Bend has higi   1. Oak Harbor uses a   2. Olympia allows TIF	28,355 73,578 24,600 20,753 and below obtained in ADT-based TII s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project con a ADT-based TII rson trips; alutom ture pm peak hou rement project con a 3% admin. fee e TIF system. \$3 ased TIF system a evelopment incer based on mobility based on person a 3-zone TIF system a 3-zone TIF system re 2023 rate sche hest citywide TIF dated TIF system reduction in dow	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. ntown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip ratu- sts to keep rates orth = \$9,833; Sc + base rate + 3-y- ,855 citywide; \$4 adjusted from IT tive in which the y units and perso trips; TIF Rate S ison trips at \$5,38 to occupancy by tem; average - \$ IW Lynden Pepii Center/Mall \$5,10 dule (\$15,210) in W. n; \$907 residenti ntown and on hi	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone c</i> ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. a low. TIF was adopted in 2009. puth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 n Creek subarea TIF is \$17,328 (Highes: 17 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re al and \$589 non-residential.	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793.	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville   Mercer Island   Mill Creek   Motes: All data above   Anacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zond   Federal Way charges   Ferndale uses 3-zone   0. Fife uses a VMT-ba   1. Issaquah created de   2. Kenmore TIF rates a   5. La Center allows TII   6. Lake Stevens uses   7. Lynden TIF citywide   8. Lynnwood has two   9. Maple Valley fee pe   0. North Bend has higi   1. Oak Harbor uses a   2. Olympia allows TIF   3. Poulsbo uses an AE   4. Redmond uses "Per	28,355 73,578 24,600 20,753 and below obto 1F system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system; No	\$7,504 \$6,300 \$4,319 \$3,900 alned from pub 9. ntown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$4 adjusted from IT stive in which the y units and perso trips; TIF Rate S son trips at \$5,39 to occupancy by tem; average - \$ IW Lynden Pepii Center/Mall \$5,10 dule (\$15,210) in W. n; \$907 residentit ntown and on hi stem;ITE 11th Ec ty Units" for Con	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. 5 low. TIF was adopted in 2009. 5 outh = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City 6 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 In Creek subarea TIF is \$17,328 (Highesi 07 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re al and \$589 non-residential. gh-desnity corridors.	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua but TIF reduction.	\$5,705 \$5,475 \$3,561 <b>is. 2023 OFM Po</b>	pulation data not released until June.
Aaple Valley <sup>19</sup> Aarysville   Aercer Island   All Creek   Jotes: All data above   Anacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zond   Ferndale uses 3-zond   Issaquah created de   Z. Kenmore TIF rates   S. Kent TIF rates are b   4. Kirkland TIF rates are b   4. Kirkland TIF rates are b   5. La Center allows TII   6. Lake Stevens uses   7. Lynden TIF citywide   8. Lynnwood has two   9. Maple Valley fee pe   0. North Bend has higi   1. Oak Harbor uses an AE   2. Olympia allows TIF   3. Poulsbo uses an AE	28,355 73,578 24,600 20,753 and below obtained is 2017; has down an ADT-based TII son trips; alutom ture pm peak hou rement project con a ADT-based TIF system; No s 3% admin. fee e TIF system; S3 ased on person a son person tre based on person tre based tre system tre duction in dow to the based tre system tre system tre based tr	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. ntown reduced ra F system; SFD = natic 22% to 30% ir vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone c</i> ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. a low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 n Creek subarea TIF is \$17,328 (Highes: 17 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re al and \$589 non-residential. gh-desnity corridors. d. SFD = 9.4 ADT x \$564 = \$5,301.60 currency and TIF; Citywide \$9336; Overl	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua o UV TIF reduction.	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793. \$100 \$3,793. \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10	pulation data not released until June.
Aaple Valley <sup>19</sup> Aarysville   Aercer Island   All Creek   Actores updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zone   Federal Way charges   Ferndale uses 3-zone   O. Fife uses a VMT-ba   1. Issaquah created de   2. Kenmore TIF rates a   5. La Center allows TII   6. Lake Stevens uses   7. Lynden TIF citywide   8. Lynnwood has two   9. Maple Valley fee pe   0. North Bend has higi   1. Oak Harbor uses a   2. Olympia allows TIF   3. Poulsbo uses an AE   4. Redmond uses "Per   5. Ridgefield uses an A	28,355 73,578 24,600 20,753 and below obtained s 20,753 and below obtained s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hour rement project construction an ADT-based TII son trips; alutom ture pm peak hour rement project construction s 3% admin. fee a 3% admin. fee based on person re based re based re based re based re based r	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra 5 system; SFD = hatic 22% to 30% ur vehicle trip rate sts to keep rates orth = \$9,833; Sc + base rate + 3-y ,855 citywide; \$4 adjusted from IT tive in which the y units and perso trips; TIF Rate S son trips at \$5,33 to occupancy by item; average - \$ IW Lynden Pepi Center/Mall \$5,10 dule (\$15,210) in W. h; \$907 residentii ntown and on hi stem;ITE 11th Ec ty Units" for Con ystem	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. s low. TIF was adopted in 2009. puth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 n Creek subarea TIF is \$17,328 (Highes: 17 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re al and \$589 non-residential. gh-desnity corridors. d. SFD = 9.4 ADT x \$564 =\$5,301.60 currency and TIF; Citywide \$9336; Overl in WA (See Lynden Pepin Creek). Primarily 10 Creek Subarea TIF is \$17,328 (Primarily re 10 Creek Subarea TIF; Citywide \$9336; Overl 10 WA (See Lynden Pepin Creek). Primarily 11 WA (See Lynden Pepin Creek). Primarily 12 Creek Subarea TIF; Citywide \$9336; Overl 13 WA (See Lynden Pepin Creek). Primarily 14 Creek Subarea TIF; Citywide \$9336; Overl 15 WA (See Lynden Pepin Creek). Primarily 15 WA (See Lynden Pepin Creek). Primarily 16 WA (See Lynden Pepin Creek). Primarily 17 WA (See Lynden Pepin Creek). Primarily 18 WA (See Lynde	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua o UV TIF reduction.	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793. \$100 \$3,793. \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Motes: All data above Anacortes updated T Auburn adopted rates Battle Ground uses a Battle Ground uses a Battle Ground uses a Battle Ground uses a Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zond Ferndale uses 3-zond Ferndale uses 3-zond Stacker TIF rates a Stacker TIF rates a Stacker TIF rates are b A Kirkland TIF rates a Stac Center allows TII G. Lake Stevens uses T. Lynden TIF citywide B. Lynnwood has two 9. Maple Valley fee pe 10. North Bend has high 11. Oak Harbor uses a 22. Olympia allows TIF 33. Poulsbo uses an AE 44. Redmond uses "Per 45. Ridgefield uses an 7 46. Sammamish has 2r 47. Sedro-Woolley uses	28,355 73,578 24,600 20,753 and below obto 1F system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e S s 3% admin. fee e	\$7,504 \$6,300 \$4,319 \$3,900 alned from pub 9. httown reduced ra F system; SFD = hatic 22% to 30% in vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$- adjusted from IT stive in which the y units and perso trips; TIF Rate S son trips at \$5,39 to occupancy by item; average - \$ IW Lynden Pepii Center/Mall \$5,10 dule (\$15,210) in W. h; \$907 residenti ntown and on hi stem;ITE 11th Ec- ty Units" for Con ystem de TIF (\$14,064) rstew; \$3,022 No	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone c</i> ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. a low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 n Creek subarea TIF is \$17,328 (Highes: 17 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re al and \$589 non-residential. gh-desnity corridors. d. SFD = 9.4 ADT x \$564 = \$5,301.60 currency and TIF; Citywide \$9336; Overl	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua o UV TIF reduction.	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793. \$100 \$3,793. \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville Mercer Island Mill Creek Motes: All data above Anacortes updated T Auburn adopted rates Battle Ground uses a Bellingham TIF = Per The City of Blaine fut Burien limited improv Camas uses a 2-zond Berndale uses 3-zond Ferndale uses 3-zond Eake Stevens uses A Kirkland TIF rates a La Center allows TII A Lake Stevens uses La Center allows TII A Lake Stevens uses Lynnwood has two Maple Valley fee per North Bend has high Colympia allows TIF Canda Harbor uses a Colympia allows TIF Canda Harbor uses an A Canda Harbor use an A Canda Harbor use an A	28,355 73,578 24,600 20,753 and below obt IF system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system; No s 3% admin. fee e TIF system; S seed TIF system assed TIF system assed on person ire based on person ire base	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. ntown reduced ra F system; SFD = natic 22% to 30% ur vehicle trip ratu- sts to keep rates orth = \$9,833; So + base rate + 3-9, 855 citywide; \$4 adjusted from IT titve in which the y units and perso trips; TIF Rate S ison trips at \$5,35 to occupancy by tem; average - \$ W Lynden Pepin center/Mall \$5,10 dule (\$15,210) in W. n; \$907 residentii ntown and on hi stem;ITE 11th Ec ty Units" for Con ystem de TIF (\$14,064) rstem; \$3,022 Na m to 1 Citywide 2	Yes: Commercial Uses lic web sites, fee sheets, telephone of ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. 5 low. TIF was adopted in 2009. Duth = \$3,800; Average = \$6,817 rr WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 In Creek subarea TIF is \$17,328 (Highes: 17 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re al and \$589 non-residential. gh-desnity corridors. 1. SFD = 9.4 ADT x \$564 = \$5,301.60 currency and TIF; Citywide \$9336; Overl in WA (See Lynden Pepin Creek). Prim- on-CBD; \$1,681 in CBD	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> alls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua o UV TIF reduction.	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793. \$100 \$3,793. \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10	pulation data not released until June.
Maple Valley <sup>19</sup> Marysville   Mercer Island   Mill Creek   Jotes: All data above   Anacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zond   Federal Way charges   Ferndale uses 3-zond   O. Fife uses a VMT-ba   1. Issaquah created da   2. Kenmore TIF rates a   5. La Center allows TII   6. Lake Stevens uses   7. Lynden TIF citywide   8. Lynnwood has two   9. Maple Valley fee pe   0. North Bend has higi   1. Oak Harbor uses an   2. Olympia allows TIF   3. Poulsbo uses an AE   4. Redmond uses "Per   5. Ridgefield uses an AE   6. Sammamish has 2r   7. Sedro-Woolley uses   8. Sumner converted 3   9. Tukwila = 4-zone TI   0. Vancouver uses 3-zone	28,355 73,578 24,600 20,753 and below obto 1F system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system; Sa ased TIF system a sevelopment incer based on person ased TIF system a sevelopment incer based on person re based on person re based on person re based on person re based on person a 3-zone TIF system a 3-zone TIF system a 3-zone TIF system reduction in dow DT-based TIF system	\$7,504 \$6,300 \$4,319 \$3,900 alned from pub 9. htown reduced ra F system; SFD = hatic 22% to 30% ir vehicle trip rate sts to keep rates orth = \$9,833; Sc + base rate + 3-y ,855 citywide; \$- adjusted from IT tive in which the y units and perso trips; TIF Rate S son trips at \$5,36 to occupancy by tem; average - \$ IW Lynden Pepii Center/Mall \$5,10 dule (\$15,210) in W. h; \$907 residenti ntown and on hi stem;ITE 11th Ec ty Units" for Con ystem de TIF (\$14,064) rstem; \$3,022 No m to 1 Citywide 2 \$4,439; Z2 = \$4, TIF system; Col	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone o</i> ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. 5 low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 <i>rr</i> WSDOT construction cost index. City (4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 In Creek subarea TIF is \$17,328 (Highess 17 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re al and \$589 non-residential. gh-desnity corridors. 1. SFD = 9.4 ADT x \$564 = \$5,301.60 currency and TIF; Citywide \$9336; Over in WA (See Lynden Pepin Creek). Prim- in WA (See Lynden Pepin Cree	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent. t in WA). a is \$6,525. sidential with little to no pass- lake \$7890; Downtown \$7626 arily residential development; =\$3,726	280,900 937,400 847,300 300,500 eneration Manua 5 UV TIF reduction orndale. Average = rces (per WA State production of the state state by/diverted link trip	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793. \$100 \$3,793. \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10	pulation data not released until June.
Iaple Valley <sup>19</sup> Iarysville   Iarysville   Iercer Island   Ill Creek   otes: All data above   Anacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zone   Ferndale uses 3-zone   D. Fife uses a VMT-ba   1. Issaquah created de   2. Kenmore TIF rates a   5. La Center allows TII   6. Lake Stevens uses   7. Lynden TIF citywide   8. Lynnwood has two <sup>-1</sup> 9. North Bend has high   1. Oak Harbor uses an AE   4. Redmond uses "Per   5. Sammamish has 2r   7. Sedro-Woolley uses   8. Sumner converted 3   9. Tukwila = 4-zone TI   0. Vancouver uses 3-z	28,355 73,578 24,600 20,753 and below obto 1F system in 201 s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hou rement project co e TIF system; No s 3% admin. fee e TIF system; Sa seed TIF system a seed on mobility based on person re based on person s \$2,168, but N TIF zones: City O r 2023 rate sche hest citywide TIF dated TIF system reduction in dow DT-based TIF system reduction in dow DT-based TIF system reduction in dow DT-based TIF system reson Trips/Mobility ADT-based TIF system a 2-zone TIF system reson TIF syste	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. ntown reduced ra F system; SFD = natic 22% to 30% r vehicle trip rate sts to keep rates orth = \$9,833; So + base rate + 3-y ,855 citywide; \$4 adjusted from IT rtive in which the y units and perso trips; TIF Rate S son trips at \$5,39 to occupancy by tem; average - \$ IW Lynden Pepin center/Mall \$5,10 dule (\$15,210) in W. n; \$907 residentit ntown and on hi stem;ITE 11th Ec ty Units" for Con ystem de TIF (\$14,064) rstem; \$3,022 No m to 1 Citywide 2 \$4,439; Z2 = \$4, TIF system; Coli system. 1 SFD	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone c</i> ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt a is currently being evaluated. 5 low. TIF was adopted in 2009. Duth = \$3,800; Average = \$6,817 <i>rr</i> WSDOT construction cost index. City of 4,822 for 443-acre "Main Street" Planned E ADT rates. 9 first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 33,257 In Creek subarea TIF is \$17,328 (Highess 07 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re al and \$589 non-residential. gh-desnity corridors. 1. SFD = 9.4 ADT x \$564 = \$5,301.60 currency and TIF; Citywide \$9336; Overl in WA (See Lynden Pepin Creek). Prima on-CBD; \$1,681 in CBD Zone as of April 15, 2024 863; Z3 = \$5,345; Z4= \$2,058; Average Jmbia \$240; Pacific \$428; Cascade \$329 = 9.44 x \$440 = \$4,154	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua o UV TIF reduction o UV TIF reduction orndale. Average = rces (per WA State production by/diverted link trip s; Average = \$8284 no pass-by/diverted \$3,124 / SFD	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793. \$100 \$3,793. \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10	pulation data not released until June.
Iaple Valley <sup>19</sup> Iarysville   Iercer Island   Iill Creek   otes: All data above   Anacortes updated T   Auburn adopted rates   Battle Ground uses a   Bellingham TIF = Per   The City of Blaine fut   Burien limited improv   Camas uses a 2-zone   Federal Way charges   Ferndale uses 3-zone   0. Fife uses a VMT-ba   1. Issaquah created de   2. Kenmore TIF rates a   5. La Center allows TII   6. Lake Stevens uses   7. Lynden TIF citywide   3. Lynnwood has two   9. Maple Valley fee pe   0. North Bend has higi   1. Oak Harbor uses an AE   4. Redmond uses "Per   5. Ridgefield uses an AE   6. Sammamish has 2r   7. Sedro-Woolley uses   8. Sumner converted 3   9. Tukwila = 4-zone TI   0. Vancouver uses 3-z   1. Woodinville uses an   2. Clark County has a	28,355 73,578 24,600 20,753 and below obtained s 2017; has down an ADT-based TII rson trips; alutom ture pm peak hour rement project construction an ADT-based TII rson trips; alutom ture pm peak hour rement project construction a 3% admin. fee e TIF system; Not a 3% admin. fee e TIF system; S3 ased on person re based TIF system re based TIF system re based TIF system re based on person re based TIF system re based TIF system re based TIF system re based tr based tr based TIF system re based tr based tr	\$7,504 \$6,300 \$4,319 \$3,900 ained from pub 9. htown reduced ra F system; SFD = htown reduced ra Stop reduced ra sts to keep rates orth = \$9,833; Sc + base rate + 3-y ,855 citywide; \$2 adjusted from IT tive in which the y units and perso trips; TIF Rate S son trips at \$5,38 to occupancy by tem; average - \$ W Lynden Pepin Center/Mall \$5,10 dule (\$15,210) in W h; \$907 residentif ntown and on hi stem;ITE 11th Ec hy Units" for Con ystem de TIF (\$14,064) rstem; \$3,022 No m to 1 Citywide 2 \$4,439; Z2 = \$4, TIF system; Coll system. 1 SFD stem based on A	Yes: Commercial Uses <i>lic web sites, fee sheets, telephone o</i> ate. 9.57 trips x \$347 5 Urban Village TIF reduction with volunt e is currently being evaluated. 5 low. TIF was adopted in 2009. buth = \$3,800; Average = \$6,817 <i>rr</i> WSDOT construction cost index. City (4,822 for 443-acre "Main Street" Planned E ADT rates. e first 10,000 SF of commercial TIF paid on trips. tudy (2021) with reductions for downtow 17/person trip requiring lien on property. 13,257 In Creek subarea TIF is \$17,328 (Highess 17 and remainder of City \$7,944. Average A (See Lynden Pepin Creek) Primarily re al and \$589 non-residential. gh-desnity corridors. 1. SFD = 9.4 ADT x \$564 = \$5,301.60 currency and TIF; Citywide \$9336; Over in WA (See Lynden Pepin Creek). Prim- in WA (See Lynden Pepin Cree	Kitsap County Pierce County <sup>33</sup> Snohomish County <sup>34</sup> Thurston County <sup>35</sup> calls, emails, and ITE Trip G ary TDM measures up to 50% Center TIF Reduction. d Action; \$2,701 downtown Fe from other public funding sou m Kent.	280,900 937,400 847,300 300,500 eneration Manua 5 UV TIF reduction. 5 UV TIF reduction	\$5,705 \$5,475 \$3,561 <b>Is. 2023 OFM Po</b> \$3,793. \$3,793. \$1 \$3,793. \$2 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4	pulation data not released until June.