

Transportation Impact Fee Update

ethics
service
safety
innovation
teamwork

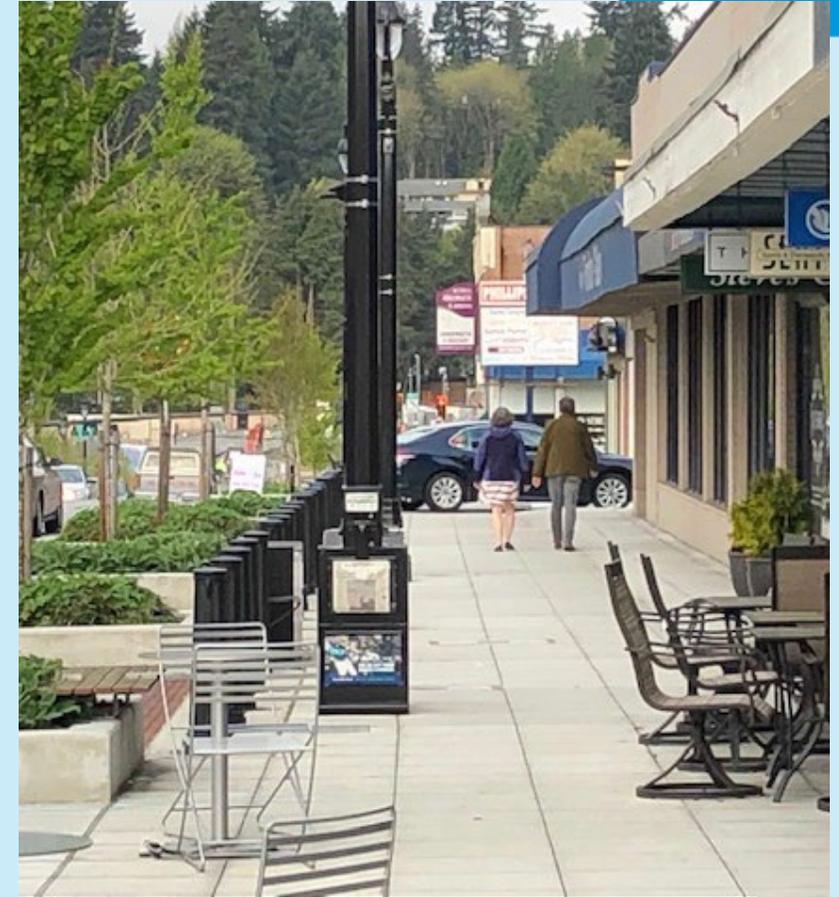
FEHR & PEERS



City of Bothell

What are Transportation Impact Fees?

- **One time charges** paid by new development
- Authorized by **1990 GMA** as funding source for transportation improvements
- Funds improvements that **add capacity** to the transportation network
- Can only be used to fund facilities that serve new growth, **not for existing deficiencies**



Time for an Update



City of Bothell

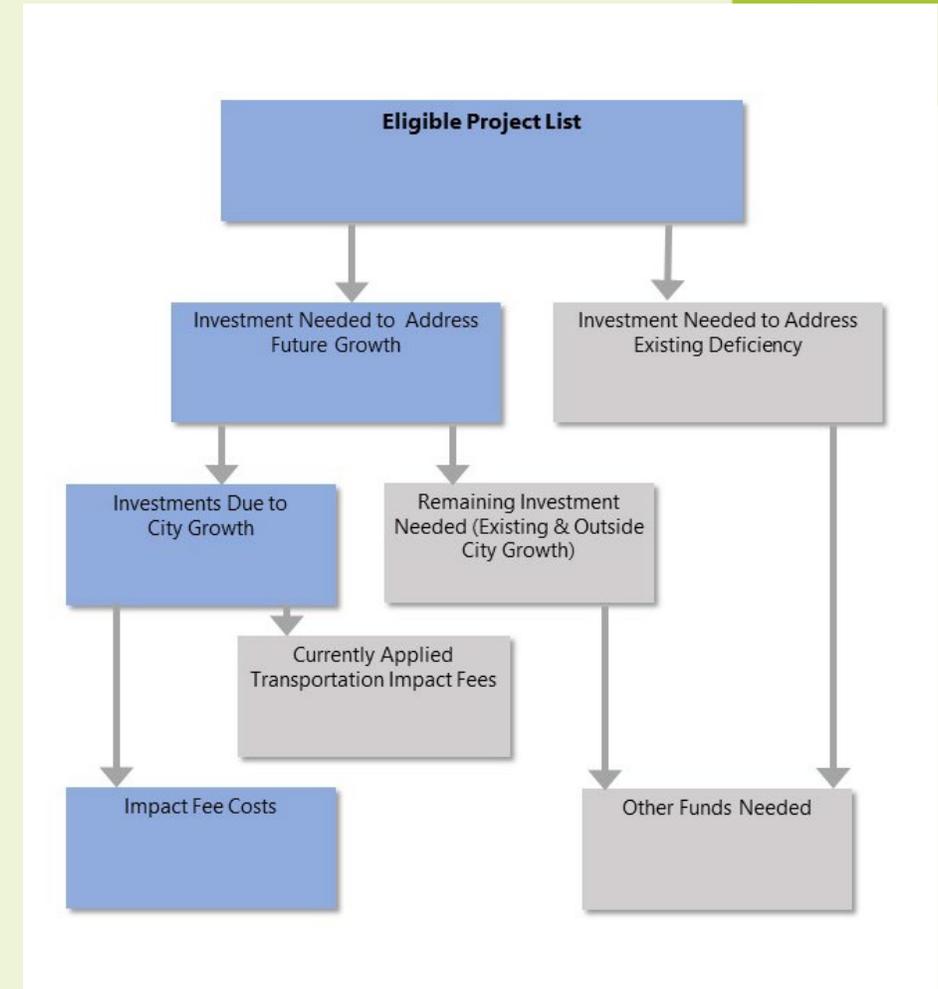
- Current Fee based on the 2014 Study
 - Proportionate cost share allocation
 - Annual Adjustment by CPI
 - Periodic Updates
- Some eligible development-capacity related projects added or completed
 - Long-term program, changes over time
 - 2020-2025 Transportation Improvement Program (TIP)



Methodology

- Establish Project List
- Estimate growth and new trips
- Determine proportionate cost share

$$\text{Impact Fee} = \text{Cost Share} \div \text{Growth Trips}$$



Proposed Impact Fee Eligible Projects



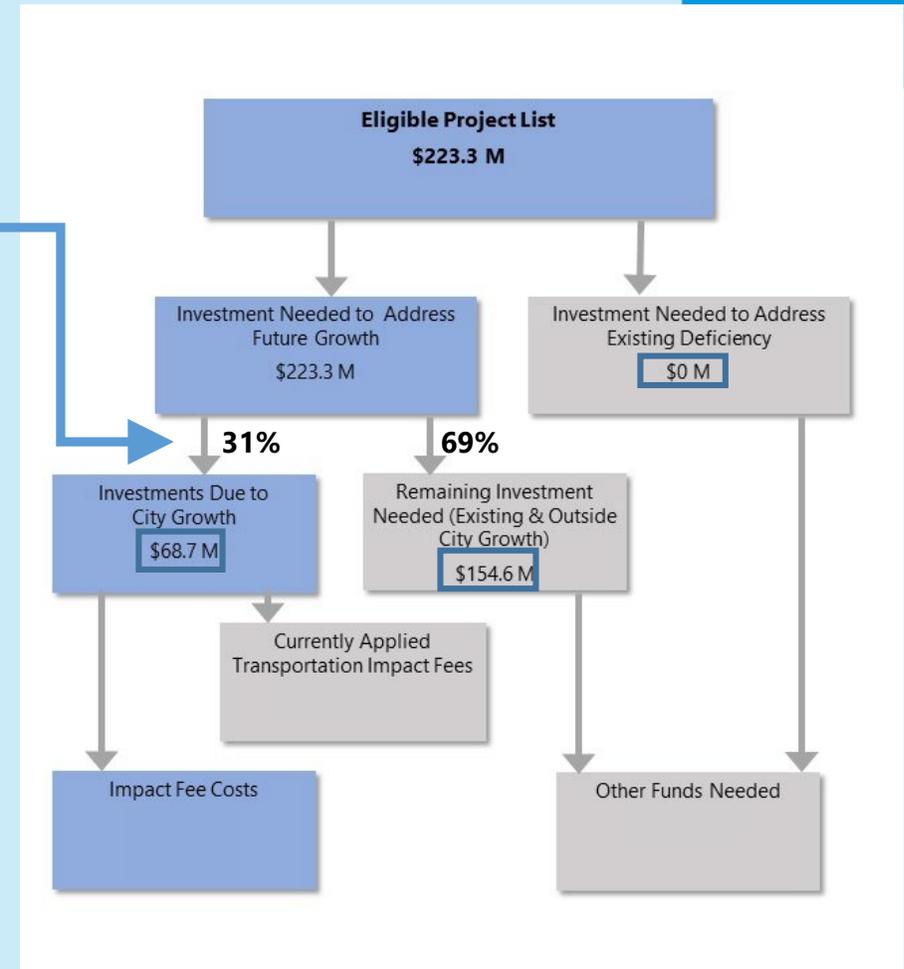
	Number of Projects	Cost
2014 TIF	12	\$161.7 M
Completed, removed from List	-7	- \$30.7 M
Completed, retained eligible for debt collection	2	
<i>2020 Cost Adjustment</i>		-\$0.5 M
To be completed, eligible 2019	3	
<i>2020 Cost Adjustment</i>		+\$1.4 M
New 2020 from 2020- 2025 TIP	+5	+91.4 M
2020 TIF Eligible	10	\$223.3

- 2014 Project list: 12 Projects
- 2020 Project List: 10 Projects
 - Five retained from 2014 list
 - Five added from adopted 2020-2025 Capital Facilities Plan/2020-2025 Transportation Improvement Program
- Capacity projects with allocated funding, revenue, and construction timeframes

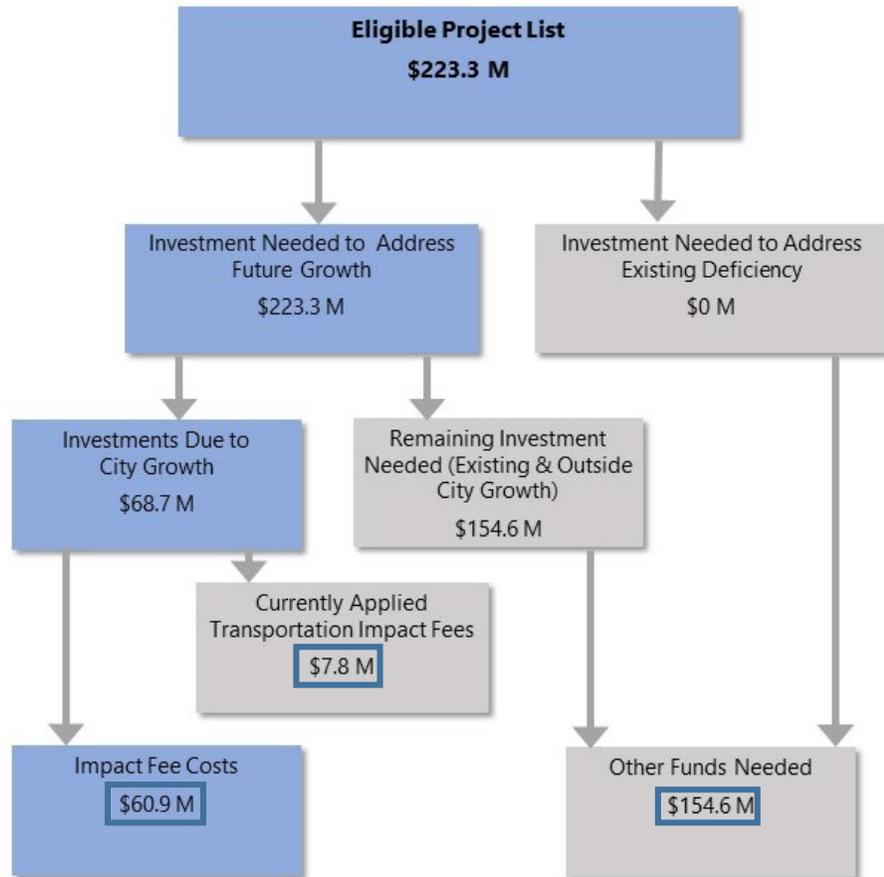
Growth and Proportionate Share

- No Existing Deficiency
- Travel Model: proportionate share of development-related capacity
 - Generally ranges from 19 to 38 percent
 - Averages to 31 percent for the program
- City completes system improvements instead of individual development (economy of scale, grants)

Run Travel Model



Total Proportionate Share



- Proportionate Share – Impact Fee applied to date
- Other Funds Needed
 - Grants
 - Other Funding Partners
 - Snohomish County Mitigation Fees
 - Other revenue sources
- Periodic program updates ensure proportionate share, matching funds, and total funding/budget

Cost Per Trip



Bothell 12 year Growth:

↑ 23% households

↑ 15% employment

PSRC Data



6,000 new PM
Peak hour vehicle
trips

$\frac{\$60.9 \text{ M}}{6,000 \text{ New Trips}}$

=\$10,156 per trip

~37% higher than existing fee

- Development pays for proportionate share of costs
- Other funds from grants and other opportunities

Fee Schedule



Land Use	Land Use Code	Unit of Measure	10th Ed Basic Rate PM Peak Trips/Unit	New Trips %	New Trip Rate	Trip Length (miles)	Trip Length Adj. Factor
Single Family (Detached)	210	dwelling	0.99	100%	0.99	3.5	0.95

$$\text{ITE Trip Gen Rate} \times \text{Percent New Trips} \times \frac{\text{Trip Length}}{\text{Average Trip Length (3.7 miles)}} \times \$10,156 = \text{Cost per Unit of Measure}$$

$$0.99 \times 0.95 \times \$10,156 = \$9,511 \text{ per Single Family Dwelling Unit}$$

- Fee per trip is uniform, generation rates vary for usage and may include trips per unit or other unit.
- Generation rates are average rates based on published studies

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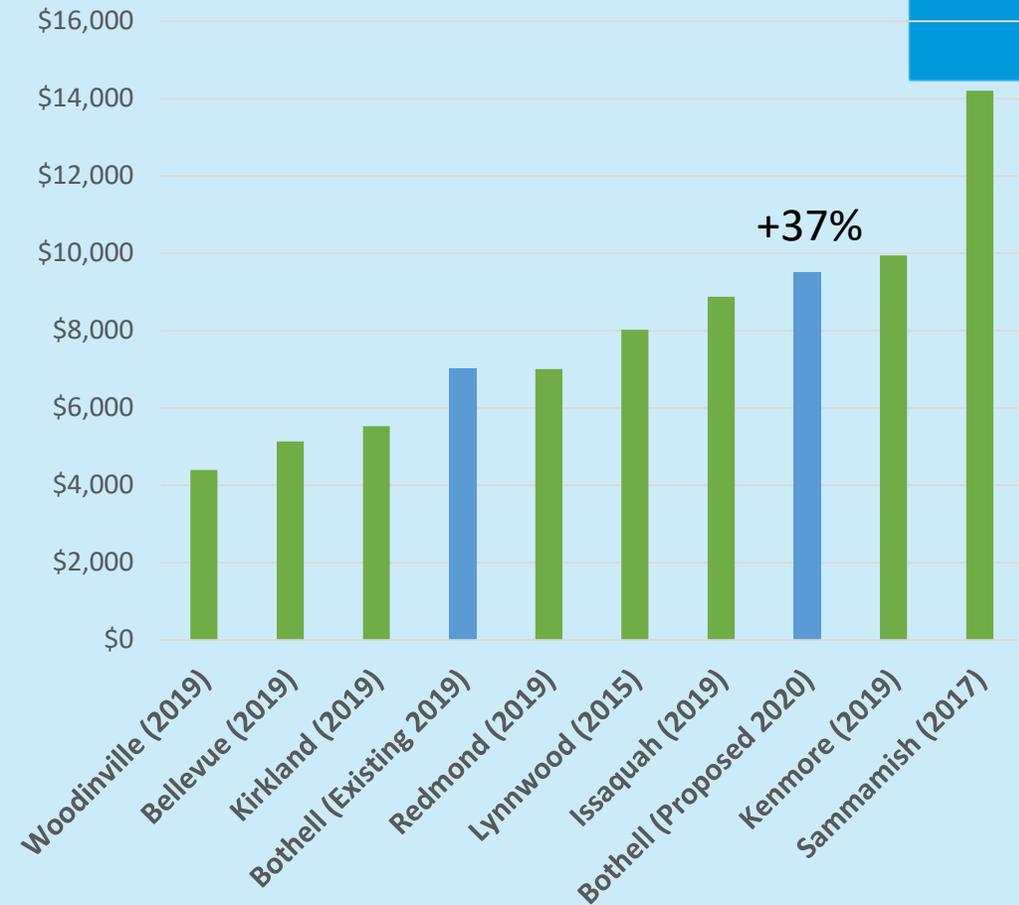
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- Fee applied consistently to all uses to be proportionate and equitable (adjustable, Historic Main Street)
- Rate is an average of a published range (Multifamily = 0.45, range is 0.15 to 1.11)

Comparisons with other Cities



- Update timeframe varies (may have annual/periodic updates)
- Provides proportional share of funding
 - 31% Development Share for program
 - Similar to other cities

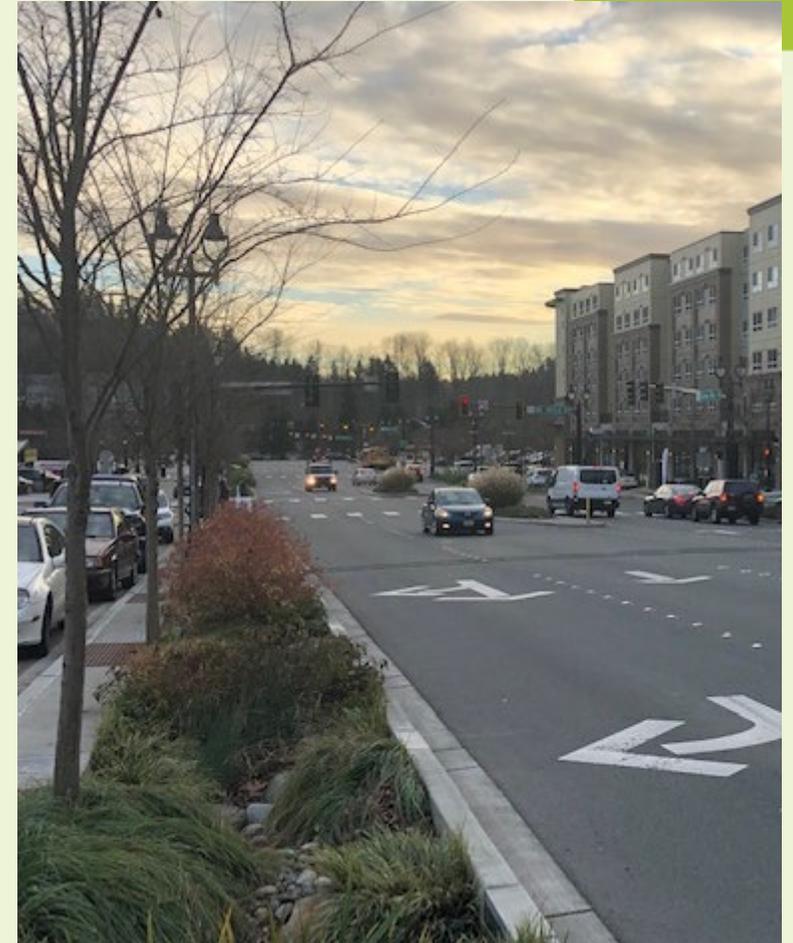


Summary



City of Bothell

- Proposed fee fairly assesses traffic burden and associated costs
- Addresses recently adopted TIP 2020-2025
- Promotes responsible development
 - Development “buys-in” to system improvements
 - City completes projects to provide transportation capacity to meet growth
 - Rate adjustments: Historic Main Street, future low-income/disabled/affordable housing, applicant
 - Future Update: Canyon Park?
- Requesting Council consideration



Questions?

ethics / service / safety / innovation / teamwork



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