

City of Vancouver

Traffic Impact Fee Program Technical Document

(Updated: December 2009)

Background

The Traffic Impact Fee (TIF) program is based on a specific list of transportation capital improvement projects by TIF District.¹ They are developed and calculated as follows:

- (a) All CFP improvements are coded into a model network;
- (b) Base year (2003) demand (ADT) is estimated;
- (c) Future year (2023) demand (ADT) is estimated;
- (d) District private share is established as $((2023 \text{ district trips} - 2003 \text{ district trips}) / (2023 \text{ all trips to / from district}))$
- (e) District TIF Program capital project costs are estimated, summed, and multiplied by the private share ratio from step d, above (see Table 1 below for project listing);
- (f) The total district private share cost from Step e, above, is divided by the total new trip ends (the numerator from step d) to determine the district per trip cost.
- (g) Fees are calculated through the development review and permitting process according to the following formula: $(\text{district per trip fee} \times \text{all day use-specific trip generation} \times \text{pass-by factor} \times \text{BEF} \times .85^2)$
- (h) Fees are adjusted annually using the Engineering News Record Construction Cost Index for Seattle, after review and adoption.

Project Removal Criteria

Projects may be removed from the list during program updates when they meet these criteria:

- 1) The project is substantially complete **and**
- 2) The project has no potential additional capacity **or**
- 3) The estimated public and private share have been completely fulfilled, i.e. the project will not receive additional private share reimbursement or has been on the program list for 20 years.

Fee Inflation Methodology

In between complete program updates, per trip fees will be updated annually based on the Engineering News Record (ENR) Construction Cost Index (CCI) for Seattle. This will occur annually using the CCI for Seattle with base year value set at 8616 from November 2007. Annual fee adjustments will be made according to the following formula:

$$(\text{newest January CCI} / \text{base year CCI}) \times \text{district fee} = \text{inflation adjusted fee}$$

Adjustments to project cost for issuance of credits will be calculated as:

$$(\text{newest January CCI} / \text{base year CCI}) \times \text{total project cost} = \text{inflation adjusted project costs}$$

This change will be implemented in the program annually after review and adoption by the Vancouver City Council.

City of Vancouver Mill Plain Overlay Fee

Certain areas within the City of Vancouver are also subject to a \$10 per trip fee for the Mill Plain Boulevard, I-205 to NE 136th Avenue Overlay.

¹ There are 6 districts in the joint City of Vancouver / Clark County Program.

² A) Trip generation is determined through a traffic study and the development review process. The most current version of the ITE Trip Generation Manual serves as the basis for most trip generation rates; B) BEF=business enhancement factor & is only applicable to retail commercial uses; C. The .85 tax adjustment is applied pursuant to VMC 20.915.040 (A)(4).

Table 1: 2007 TIF Program Worksheet

Base Year ENR Seattle CCI Value (Nov. 2007) **8616** **0**
 Current Year ENR Seattle CCI Value **8616**

Private Share from origin + destination vectors

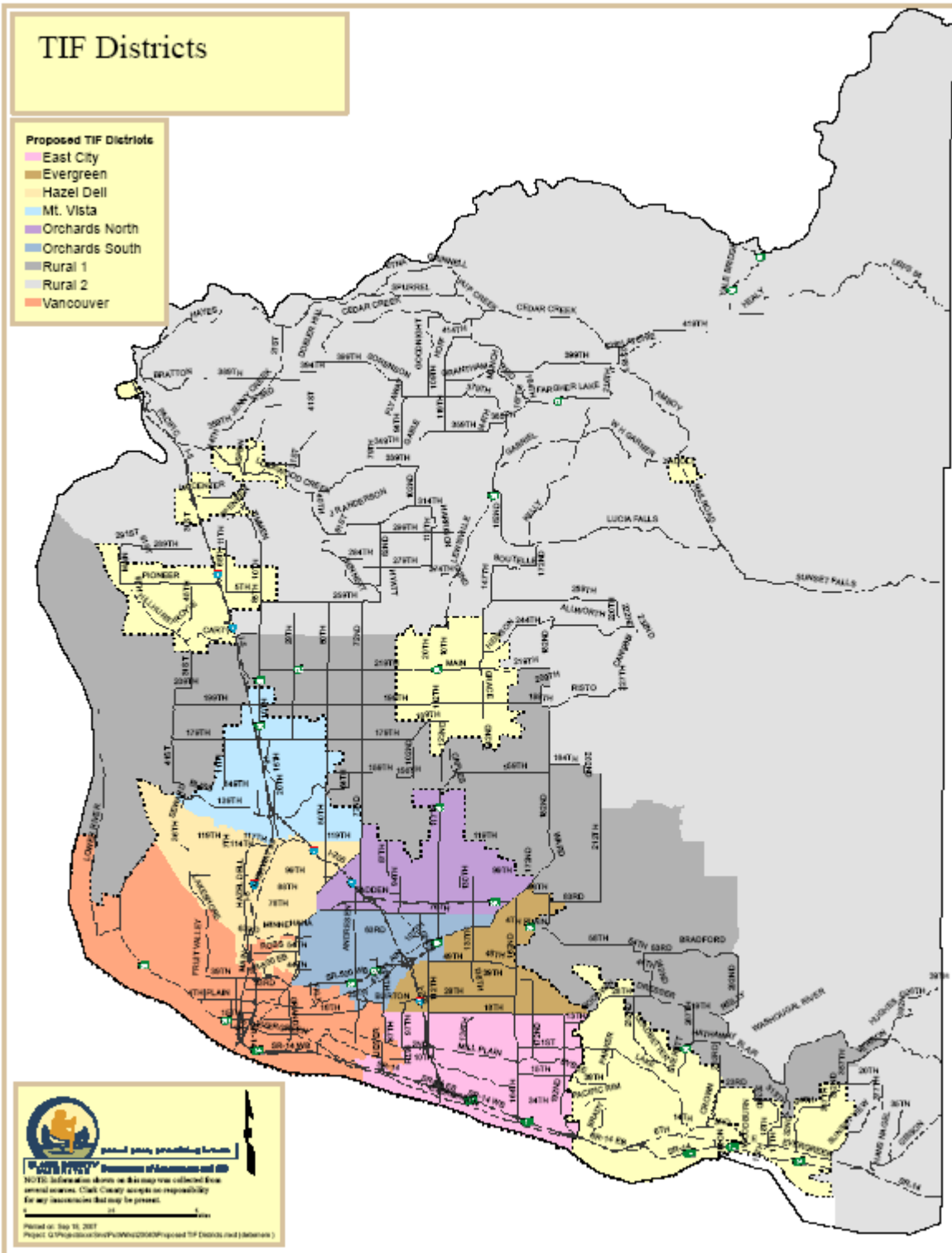
	2000 trips	2023 trips	new trips	Private Share
Vancouver	441200	545538	104338	19%
East City	426938	621288	194350	31% Max. allowable private share
Evergreen	165225	287150	121925	42%
South Orchards	317311	354311	37000	10%
Hazel Dell			59000	25%

Project Name & Extent			Private Share	Private share cost	Total Cost	Total Cost adjusted for inflation	new trips ends	cost / trip
Vancouver								
Columbia Shores Boulevard Portal Widening	Columbia Shores Blvd.	@BNSF Rail berm underpass	17.5%	\$898,302	\$5,133,153	\$5,133,153		
Esther Short St. Rail Undercrossing	Esther Short	@ BNSF rail berm	17.5%	\$538,981	\$3,079,892	\$3,079,892		
Fruit Valley Road	Whitney Rd.	78th Street	17.5%	\$2,155,924	\$12,319,566	\$12,319,566		
West Downtown RR Grade Separation	Lincoln or Jefferson Street	@RR Crossing	17.5%	\$1,796,603	\$10,266,305	\$10,266,305		
Jefferson/Kauffman Street Realignment	Jefferson/Kauffman	@13th Street	17.5%	\$538,981	\$3,079,892	\$3,079,892		
Leiser Rd. / 87th Avenue	Intersection Realignment	Offset removal	17.5%	\$494,066	\$2,823,234	\$2,823,234		
Macarther Rd. / Adresesn Rd. Intersection			17.5%	\$215,592	\$1,231,957	\$1,231,957		
Main Street	5th Street	15th Street	17.5%	\$1,437,283	\$8,213,044	\$8,213,044		
Main Street	39th Street	Intersection	17.5%	\$628,811	\$3,593,207	\$3,593,207		
New Waterfront Vision Arterial (RR Street)	Columbia St.	Lincoln / Jefferson	17.5%	\$1,437,283	\$8,213,044	\$8,213,044		
NW 26th Avenue Ext.	SR501/nW 26th Ave.	Fruit Valley Rd. @ Whitney	17.5%	\$2,425,415	\$13,859,512	\$13,859,512		
Ross Street/54th Street	15th Avenue	St. Johns Blvd.	17.5%	\$1,257,622	\$7,186,414	\$7,186,414		
E. Evergreen Boulevard / Shorewood Dr.	Intersection upgrade	Urban Roundabout	17.5%	\$80,847	\$461,984	\$461,984		
St. Johns Boulevard	Fourth Plain Blvd.	SR500	17.5%	\$494,066	\$2,823,234	\$2,823,234		
Vancouver Totals & Fee			17.5%	\$14,399,776	\$82,284,437	\$82,284,437	104338	\$139
East City								
104th Avenue	Mill Plain Boulevard	18th Street	31%	\$2,945,000	\$9,500,000	\$9,500,000		
Brady Road Extension	SE 192nd Ave. (@ SR14)	SE 171st Ave. / SE 39th St.	31%	\$6,355,000	\$20,500,000	\$20,500,000		
Ellsworth Rd.	SE 5th Street	SR14	31%	\$992,000	\$3,200,000	\$3,200,000		
Leiser Rd. / 87th Avenue	Intersection Realignment	Offset removal	31%	\$3,875,000	\$12,500,000	\$12,500,000		
McGillivray Boulevard	Chkalov	164th Avenue	31%	\$1,240,000	\$4,000,000	\$4,000,000		
McGillivray Boulevard / SE 166th Ave.	Intersection SE 166th Ave.	@ McGillivray	31%	\$372,000	\$1,200,000	\$1,200,000		
Mill Plain Intersection / 136th Avenue	Intersection 136th & Mill Plain		31%	\$852,500	\$2,750,000	\$2,750,000		
NE 112th Avenue	18th Street	Chkalov	31%	\$806,000	\$2,600,000	\$2,600,000		
NE 18th Street	87th Avenue	164th Avenue	31%	\$11,935,000	\$38,500,000	\$38,500,000		
NE 4th St.	NE 136th Ave.	NE 4th St. / NE 1st St.	31%	\$496,000	\$1,600,000	\$1,600,000		
NE 4th St.	NE 136th Ave.	NE 4th St. west of 136th Ave.	31%	\$360,220	\$1,162,000	\$1,162,000		
NE 9th Street Corridor Completion	136th Avenue	139th Avenue	31%	\$744,000	\$2,400,000	\$2,400,000		
NE 9th/11th Street Corridor Completion	152nd Avenue	162nd Avenue	31%	\$930,000	\$3,000,000	\$3,000,000		
Olympia Drive	Mill Plain Boulevard	SE 1st St.	31%	\$558,000	\$1,800,000	\$1,800,000		
SE 10th Street	Ellsworth Rd.	Chkalov	31%	\$558,000	\$1,800,000	\$1,800,000		
SE 136th Avenue / SE 7th Street Intersection			31%	\$108,500	\$350,000	\$350,000		
SE 192nd Avenue	SR14	SE 34th Street	31%	\$4,402,000	\$14,200,000	\$14,200,000		
SE 1st St.	164th Avenue	192nd Avenue	31%	\$3,875,000	\$12,500,000	\$12,500,000		
SE 166th Ave.	SE 15th St.	SE 20th St.	31%	\$449,500	\$1,450,000	\$1,450,000		
SE 20th Street	192nd Avenue	Camas City Limits	31%	\$1,674,000	\$5,400,000	\$5,400,000		
SE 34th Street / 164th Avenue Intersection	SE 34th St. @ 164th Avenue		31%	\$651,000	\$2,100,000	\$2,100,000		
SE 5th St.	Se 120th Ave.	SE 121st Ave.	31%	\$170,500	\$550,000	\$550,000		
Section 30: NE 192nd Ave.	SE 1st	NE 18th St.	31%	\$2,557,500	\$8,250,000	\$8,250,000		
Section 30: E/W Collector Arterial			31%	\$2,232,000	\$7,200,000	\$7,200,000		
Section 30: N/S Collector Arterial			31%	\$2,232,000	\$7,200,000	\$7,200,000		
East City Totals & Fee			31%	\$51,370,720	\$165,712,000	\$165,712,000	194350	\$264
Evergreen								
NE 127th Avenue Corridor	Burnt Bridge Creek	Fourth Plain Boulevard	23%	\$545,100	\$2,370,000	\$2,370,000		
131st Ave. Corridor	NE 59th St.	Fourth Plain Boulevard	23%	\$690,000	\$3,000,000	\$3,000,000		
137th Avenue Corridor	NE 28th St.	Fourth Plain Boulevard	23%	\$5,750,000	\$25,000,000	\$25,000,000		
NE 147th Avenue Ext.	Fourth Plain Blvd.	NE 59th St.	23%	\$1,610,000	\$7,000,000	\$7,000,000		
NE 152nd Avenue	NE 59th St.	Fourth Plain Boulevard	23%	\$782,000	\$3,400,000	\$3,400,000		
NE 157th Avenue	NE 59th St.	Fourth Plain Boulevard	23%	\$782,000	\$3,400,000	\$3,400,000		
NE Fouth Plain Boulevard	117th Ave.	162nd Avenue	23%	\$575,000	\$2,500,000	\$2,500,000		
NE 18th Street	87th Avenue	164th Avenue	23%	\$8,855,000	\$38,500,000	\$38,500,000		
NE 28th Street	138th Avenue	164th Avenue	23%	\$1,748,000	\$7,600,000	\$7,600,000		
NE 49th Street Corridor	NE 122nd Avenue	137th Avenue	23%	\$805,000	\$3,500,000	\$3,500,000		
NE 49th Street Corridor	NE 112th Avenue	NE 122nd Avenue	23%	\$621,000	\$2,700,000	\$2,700,000		
NE 59th Street Corridor	121st Avenue	137th Avenue	23%	\$2,587,500	\$11,250,000	\$11,250,000		
NE 59th Street Corridor	137th Avenue	162nd Avenue	23%	\$5,313,000	\$23,100,000	\$23,100,000		
Evergreen Totals & Fee			23%	\$30,663,600	\$133,320,000	\$133,320,000	121925	\$252
Orchards (South)								
Parkway Dr. Extension	72nd Avenue	77th Avenue	11%	\$199,500	\$1,900,000	\$1,900,000		
Thurston Way	Van Mall Dr.	54th St.	11%	\$105,000	\$1,000,000	\$1,000,000		
Van Mall Dr. Ext.	Andresen	66th Avenue	11%	\$105,000	\$1,000,000	\$1,000,000		
Van Mall Dr.	Fourth Plain Blvd.	Van Mall entrance @ loop rd.	11%	\$78,750	\$750,000	\$750,000		
NE 94th Ave.	Van Mall Dr.	54th St.	11%	\$105,000	\$1,000,000	\$1,000,000		
NE 42nd St.	Andresen	66th Avenue	11%	\$97,125	\$925,000	\$925,000		
Misc. County Projects			11%	\$1,680,000	\$16,000,000	\$16,000,000		
Orchards South Totals & Fee			11%	\$2,370,375	\$22,575,000	\$22,575,000	37000	\$65
Hazel Dell***								
Misc. County Projects			25%	\$12,332,500	\$49,330,000	\$49,330,000		
Hazel Dell Totals & Fee			25%	\$12,332,500	\$49,330,000	\$49,330,000	59000	\$209
Grand Total				Private Share	Tot. Prj. Cost	Inflated cost	new trips	
				\$111,136,971	\$453,221,437	\$453,221,437	457,613	

*Only 50% of total project estimated cost included in fee program

**See Vancouver City Center Vision Subarea Plan Mitigation Strategies

***Here the City of Vancouver adopts the Clark County fee base for Hazel Dell



Appendix A:

**Mill Plain Boulevard
Overlay**

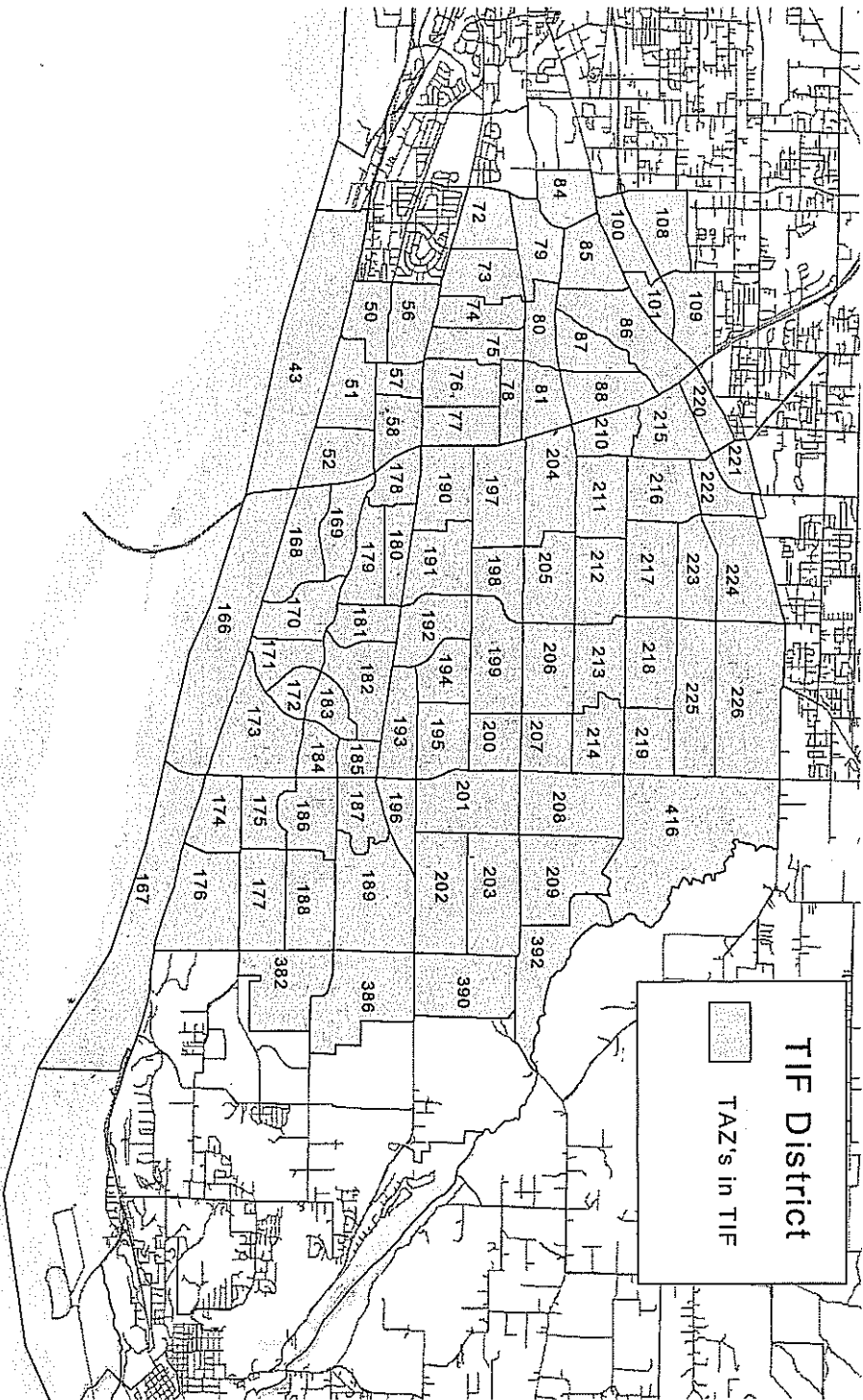
I – 205

To

NE 136th Avenue

TIF Overlay

Trip Ends (Productions & Attractions)	1999 AWD	2005 AWD	2020 AWD	New Trips (99-05)	New Trips (05-20)	New Trips (99/20)
	668,760	807,295	978,338	138,535	171,044	309,578



1241

TIF Overlay

TIF Overlay - Approximate Fee Calculation

	Potential
State Projects	Local
I-205 Ramp Flyover (@ Mill Plain)	Match
Sub Total	\$3,000,000
	\$3,000,000

New Trips Ends by Sub Area - (1999 thru 2020) /1		Adjustment	
Sub-Area	309,578	Factor /2	1
Sub Total	309,578		309,578
	309,578		309,578

Fee Calculation

Potential Local Match	\$3,000,000	x	
Net New Trip Ends	309,578	=	
Approximate TIF Overlay Fee	\$9.69		

Notes:
 1 New Trips Ends as calculated by RTC for defined sub-area