

TNR Appendix D: Impact Fee Cost Basis

Road Name	Limits	Column 1 Project Cost (\$1,000s)	Column 2 CO %	Source of Cost Estimate	Project Type	TNR ID#
TSA A						
67 Ave NE / 152 St NE		\$5,394	100%	TNR Cost Model	Major Intersection	INT-007
88 St NE	Marysville C/L to Marysville C/L	\$2,855	100%	Marysville Interlocal Agreement	Major Widening	W-017
140 St NE / 23 Ave NE		\$3,498	100%	2015 TE Costs	Major Intersection	INT-006
Subtotal TSA A			\$11,747			
TSA B						
Granite Falls Alternate Route	SR 92 to Mt Loop Hwy	\$7,000	100%	County Road Fund Expenditures	New Alignment	N-026
Subtotal TSA B			\$7,000			
TSA C						
S Machias Rd / Three Lakes Rd		\$4,371	100%	2015 TE Costs	Major Intersection	INT-021
Subtotal TSA C			\$4,371			

Road Name	Limits	Column 1 Project Cost (\$1,000s)	Column 2 CO %	Source of Cost Estimate	Project Type	TNR ID#
TSA C/E						
Broadway Ave / 164 St SE / Elliot Rd		\$3,498	100%	2015 TE Costs	Major Intersection	INT-005
Subtotal TSA C/E			\$3,498			
TSA D						
36 Ave W / 35 Ave W 164 St SW to SR 99		\$12,421	100%	TNR Cost Model	Major Widening	W-183
148 St SW 35 Ave W to Jefferson Wy		\$14,269	100%	TNR Cost Model	Major Widening	W-076
Jefferson Wy to Ash Wy		\$21,579	100%	2015 TE Costs	New Alignment	N-010
180 St SE Brook Blvd to 35 Ave SE		\$18,277	100%	2015 TE Costs	Major Widening	W-182
SR 527 to Brook Blvd		\$10,431	100%	Actual + 2020 TIP	Major Widening	W-027
Alderwood Mall Parkway SR 525 to 164 St SW		\$13,307	100%	2020 TIP	Major Widening	W-005
Ash Wy 164 St SW to Gibson Rd		\$49,063	100%	TNR Cost Model	Major Widening	W-073
Gibson Rd SR 99 to Ash Wy		\$11,222	100%	TNR Cost Model	Major Widening	W-118
Manor Wy 148 St SW to Jefferson Wy		\$17,910	100%	TNR Cost Model	Major Widening	W-085A
164 St SW to 148 St SW		\$25,438	100%	TNR Cost Model	Major Widening	W-184
Jefferson Wy to SR 99		\$16,229	100%	TNR Cost Model	Major Widening	W-085B
Subtotal TSA D			\$210,146			

Road Name	Limits	Column 1 Project Cost (\$1,000s)	Column 2 CO %	Source of Cost Estimate	Project Type	TNR ID#
TSA D/E/F						
35 Ave SE	SR 524 (Maltby Rd) to 180 St SE	\$12,537	100%	Actual + 2020 TIP	Major Widening	W-180
Subtotal TSA D/E/F			\$12,537			
TSA D/F						
Maple Rd / Butternut Rd		\$3,498	100%	2015 TE Costs	Major Intersection	INT-008
Subtotal TSA D/F			\$3,498			
TSA E						
43 Ave SE	43 Ave SE Connector at 184 St SE to Temp End of Sunset Rd (Rd 21755)	\$2,860	100%	TNR Cost Model	New Alignment	N-041
	196 St SE to 200 St SE	\$5,156	100%	Engineer's Estimate	New Alignment	N-036
180 St SE	35 Ave SE to 51 Ave SE	\$24,019	100%	2015 TE Costs	Major Widening	W-066
Subtotal TSA E			\$32,035			
TSA E/F						
39 Ave SE	228 St SE to 207 St SE	\$16,663	100%	TNR Cost Model	Major Widening	W-014B
Subtotal TSA E/F			\$16,663			

Road Name	Limits	Column 1 Project Cost (\$1,000s)	Column 2 CO %	Source of Cost Estimate	Project Type	TNR ID#
TSA F						
14 Ave W	220 St SW to Locust Wy	\$12,226	100%	TNR Cost Model	New Alignment	N-001
228 St SE	35 Ave SE to 39 Ave SE	\$10,352	100%	2015 TE Costs	Major Widening	W-185
Larch Wy	212 St SW to Cypress Wy (N)	\$28,694	100%	TNR Cost Model	Major Widening	W-120
Larch Wy / Locust Wy / Logan Rd		\$5,832	100%	TNR Cost Model	Major Intersection	INT-003
Lockwood Rd / Carter Rd		\$5,526	100%	2015 TE Costs	Major Intersection	INT-001
Lockwood Rd / Locust Wy		\$4,371	100%	2015 TE Costs	Major Intersection	INT-002
Logan Rd / Damson Rd (SW of Hubbard Rd)		\$4,371	100%	2015 TE Costs	Major Intersection	INT-004
Poplar Wy	Larch Wy to Lynnwood C/L	\$11,236	100%	TNR Cost Model	Major Widening	W-082
Subtotal TSA F			\$82,608			
GRAND TOTAL				\$384,103		

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TSA	COST BASIS CREDITS						Net Project Costs	Total Credits	Percent Credited
	Total Project Costs	Mitigation Interest	City ILA Revenue	Grant Forecast	Mitigation Fund Balance	Tax Credit			
A	11,747,000	54,209	1,116,955	3,993,980	1,439,000	1,199,022	3,943,834	7,803,166	66%
B	7,000,000	-	329,376	-	-	-	6,670,624	329,376	5%
C	5,584,570	50,806	-	1,898,754	588,000	426,112	2,620,898	2,963,672	53%
D	221,185,503	1,084,751	1,190,555	75,203,071	3,896,000	2,786,170	137,024,956	84,160,547	38%
E	45,801,269	264,248	-	15,572,431	3,955,000	802,109	25,207,481	20,593,788	45%
F	92,784,658	275,815	412,258	31,546,784	3,857,000	663,918	56,028,883	36,755,775	40%
	384,103,000	1,729,829	3,049,144	128,215,020	13,735,000	5,877,331	231,496,676	152,606,324	40%

From TSA	SHARE OF SYSTEM IMPROVEMENT COSTS IN EACH TSA						Impact Fee Cost Basis	Maximum Assessable Fee (MAF) ¹	30.66B Highest Fee ^{1,2}	Discount from MAF	30.66B Avg Fee ³
	A	B	C	D	E	F					
A	\$3,537,761	\$864,392	\$70,472	\$4,196,956	\$455,598	\$899,872	\$10,025,051	\$236	\$201	15%	\$191
B	\$228,233	\$4,261,692	\$422,834	\$3,317,864	\$815,996	\$820,936	\$9,867,555	\$380	\$323	15%	\$313
C	\$43,947	\$971,149	\$1,547,706	\$3,877,931	\$2,502,388	\$1,199,830	\$10,142,951	\$668	\$367	45%	\$349
D	\$110,747	\$433,918	\$331,555	\$102,229,919	\$9,696,754	\$29,822,079	\$142,624,973	\$1,560	\$546	65%	\$478
E	\$10,547	\$103,314	\$209,403	\$9,861,430	\$8,554,360	\$5,778,127	\$24,517,180	\$888	\$501	44%	\$460
F	\$12,598	\$36,160	\$38,928	\$13,540,856	\$3,182,385	\$17,508,039	\$34,318,966	\$1,430	\$483	66%	\$465
							\$231,496,676				

Notes:

1. To simplify comparison: Rural Residential fee for TSAs A-E and Urban Residential fee for TSA F.
2. Fees effective February 1, 2021 through January 31, 2022. Fee rates are reduced in TSAs C-F until February 1, 2022.
3. Weighted average based on trip distribution by development type from TE.