

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 intersection		\$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 intersection		\$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 - Completed	N-026
S Machias Rd/Dubuque Rd		\$4,371	100%	2015 TE Costs	Major Intersection	INT-026
Subtotal TSA B			\$11,371			
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/164th 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		\$3,180	100%	County Road Fund Expenditures	Major Widening - Completed	W-027
Alderwood Mall Parkway 164 St SW to SR 525 SB On/Off Ramps		\$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 Ash Wy to SR 99		\$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			\$202,895			

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/York Rd	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 intersection		\$3,498	100%	2015 TE Costs	Major Intersection	INT-008
Subtotal TSA D/F			\$3,498			
TSA E						
43 Ave SE	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
Sunset Rd/43 Ave SE Connector	Temp End of Sunset Rd (Rd 21755) to 43 Ave SE at 184 St SE	\$2,860	100%	TNR Cost Model	New Alignment	N-041
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	Locust Wy to 220 ST SW ROUNDABOUT	\$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 intersection	\$5,832	100%	TNR Cost Model	Major Intersection	INT-003
	Lockwood Rd/Carter Rd roundabout	\$5,526	100%	2015 TE Costs	Major Intersection	INT-001
	Lockwood Rd/Locust Wy intersection	\$4,371	100%	2015 TE Costs	Major Intersection	INT-002
	Logan Rd/Damson Rd intersection (SW of Hubbard Rd)	\$4,371	100%	2015 TE Costs	Major Intersection	INT-004
Poplar Wy	Lynnwood C/L to Larch Wy	\$11,236	100%	TNR Cost Model	Major Widening	W-082
Subtotal TSA F			\$82,608			
GRAND TOTAL				\$381,223		

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COST BASIS CREDITS									
TSA	Total Project Costs	Mitigation Interest	City ILA Revenue	Grant Forecast	Mitigation Fund Balance	Tax Credit	Net Project Costs	Total Credits	Percent Credited
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	11,371,000	-	329,376	-	-	-	11,041,624	329,376	3%
C	5,584,570	50,806	-	1,898,754	588,000	426,112	2,620,898	2,963,672	53%
D	213,934,503	1,084,751	1,190,555	71,656,531	3,896,000	2,786,170	133,320,496	80,614,007	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%
	381,223,000	1,729,829	3,049,144	124,668,480	13,735,000	5,877,331	232,163,216	149,059,784	39%

SHARE OF SYSTEM IMPROVEMENT COSTS IN EACH TSA											
From TSA	3,943,834	6,670,624	2,620,898	137,024,956	25,207,481	56,028,883	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	\$1,430,794	\$70,472	\$4,083,492	\$455,598	\$899,872	\$10,477,989	\$246	\$201	18%	\$191
B	\$228,233	\$7,054,213	\$422,834	\$3,228,166	\$815,996	\$820,936	\$12,570,378	\$484	\$323	33%	\$313
C	\$43,947	\$1,607,505	\$1,547,706	\$3,773,091	\$2,502,388	\$1,199,830	\$10,674,468	\$703	\$568	19%	\$540
D	\$110,747	\$718,247	\$331,555	\$99,466,140	\$9,696,754	\$29,822,079	\$140,145,523	\$1,533	\$800	48%	\$701
E	\$10,547	\$171,011	\$209,403	\$9,594,827	\$8,554,360	\$5,778,127	\$24,318,275	\$881	\$750	15%	\$690
F	\$12,598	\$59,854	\$38,928	\$13,174,780	\$3,182,385	\$17,508,039	\$33,976,584	\$1,416	\$736	48%	\$708
							\$232,163,216				

Notes:

1. To simplify comparison: Rural Residential fee for TSAs A-E and Urban Residential fee for TSA F.
2. Fees effective February 1, 2022.
3. Weighted average based on trip distribution by development type from TE.