

MAJOR PROJECTS, EXEMPTIONS, & COST SHARING

TODAY'S DISCUSSION

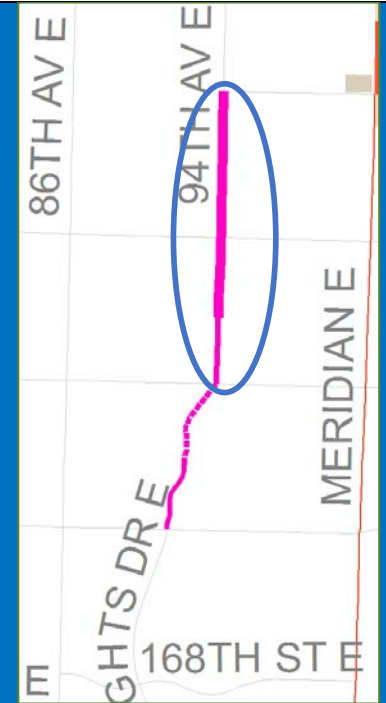
- Provide additional feedback on the selected roadway corridor projects discussed in May's TAC meeting
- Examine what land uses are exempted from the current Pierce County TIF program
- Understand how the estimated TIF improvement costs are shared

Part I

Review of Major Corridor Projects

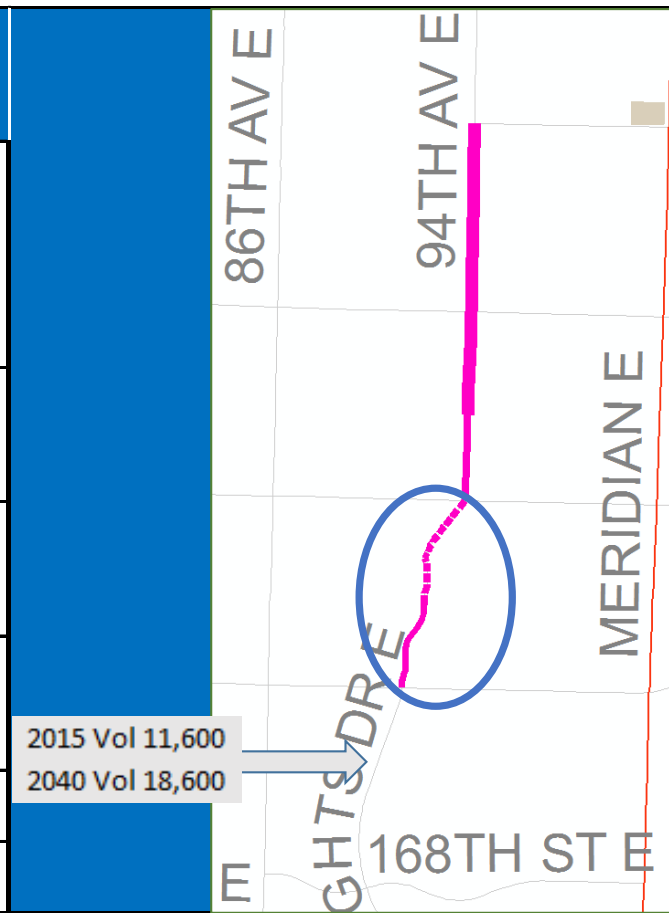
94th Ave E (C1)

94th Ave E		Scenario 1 <i>Configuration to Fix V/S</i>	Scenario 2 <i>TAC Proposed Configuration</i>	Scenario 3 <i>No Build Configuration</i>
Description		Widen to 4-5 Lanes	Widen to 3-5 Lanes	2 Lanes
Estimated Cost		\$20,000,000	\$15,000,000	0
Parcels	Purchase	16	7	0
	Proximity Damage	25	26	0
Daily V/S		0.68	1.13	1.11
Daily Volume		29,740	24,860	19,490
Length In Mile		1.00		
Limit		136th St E to 152nd St E		
Status		In Current Transportation Plan (Widen 3-5 Lanes)		




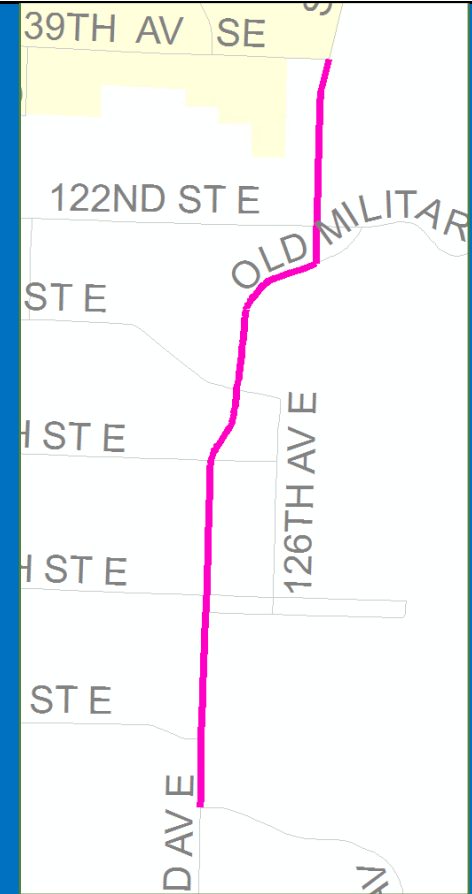
94th Ave E EXT (C2)

94th Ave EXT		Scenario 1 <i>TAC Proposed Configuration</i>	Scenario 2 <i>No Build Configuration</i>
Description		New 2-3 lane road. Widen existing portion to 2-3 lanes	No existing connection
Estimated Cost		\$10,000,000	0
Parcels	Purchase	9	0
	Proximity Damage	10	0
Daily V/S		1.06	N/A
Daily Volume		23,300	N/A
Length In Mile		0.56	
Limit		152nd ST E to 160th ST E	
Status		In Current Transportation Plan (New/Widen 2-3 Lane Road)	


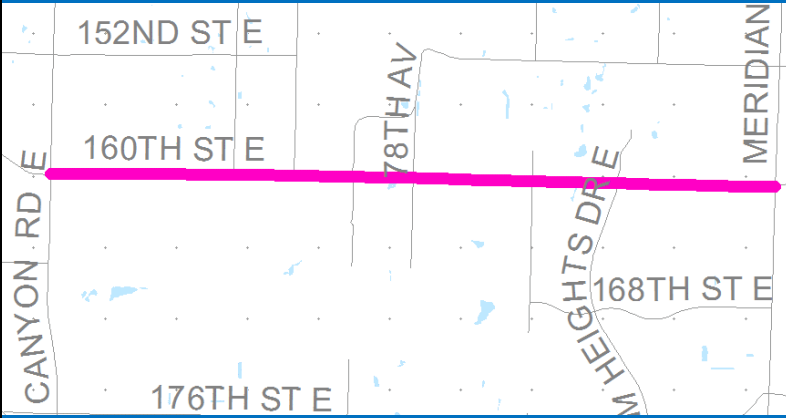


122nd Ave E & Shaw Rd E (C-3)

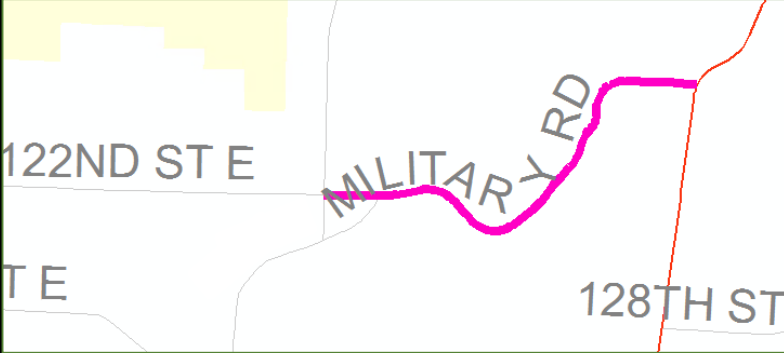
122nd Ave E/ Shaw Rd E		Scenario 1 <i>TAC Proposed Configuration</i>	Scenario 2 <i>No Build Configuration</i>
Description		Add 1 SB Lane with Center Turn Lane 	2 Lanes
Estimated Cost		\$39,000,000	\$0
Parcels	Purchase	4	0
	Proximity Damage	44	0
Daily V/S		0.91	1.47
Daily Volume		30,090	25,900
Length In Mile		2.97	
Limit		39th Ave SE to Sunrise Pkwy	
Status		In Current Transportation Plan (Widen to 2-3 Lanes)	





160th St E (C-4)

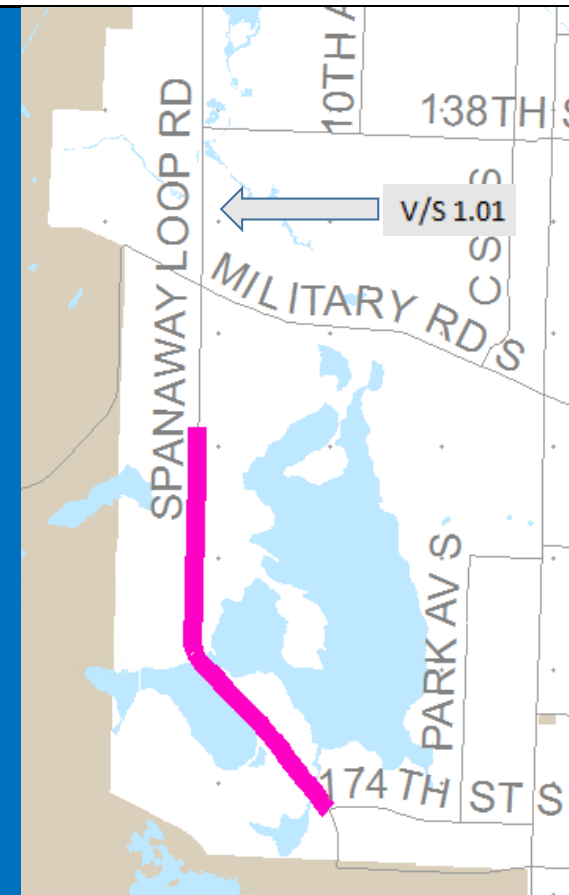
160th St E		Scenario 1 <i>TAC Proposed Configuration</i>	Scenario 2 <i>No Build Configuration</i>	
Description	Add 1 EB Lane with Center Turn Lane		2-3 Lanes	
Estimated Cost	\$26,000,000		\$0	
Parcels	Purchase	14	0	
	Proximity Damage	49	0	
Daily V/S	0.88		1.11	
Daily Volume	28,960		19,350	
Length In Mile	3.03			
Limit	Canyon Rd E to SR-161			
Status	In Current Transportation Plan (Add Turn Pockets)			

Military Rd E (C-5)

Military Rd E		Scenario 1 <i>TAC Proposed Configuration</i>	Scenario 2 <i>No Build Configuration</i>	
Description		Widen to 5 Lanes	2 Lanes	
Estimated Cost		\$24,000,000	\$0	
Parcels	Purchase	7	0	
	Proximity Damage	12	0	
Daily V/S		0.58	1.17	
Daily Volume		25,660	20,610	
Length In Mile		1.43		
Limit		Shaw Rd E to SR-162		
Status		In Current Transportation Plan (Add Turn pockets)		

Spanaway Loop Rd S (UL-1)

Spanaway Loop Rd		Scenario 1 <i>TAC Proposed Configuration</i>	Scenario 2 <i>No Build Configuration</i> **Restripe in July 2017**
Description		Restripe 2 SB Lanes, Center Turn Lane and 1 NB Lane 	Restripe 2 SB Lanes, Center Turn Lane and 1 NB Lane 
Estimated Cost		\$0	\$0
Parcels	Purchase	0	0
	Proximity Damage	0	0
Daily V/S		0.97	0.98
Daily Volume		31,920	32,440
Length In Mile		1.4	
Limit		174th St S to 154th St S	
Status		In Original Traffic Impact Fee Program (Widen 4-5 Lanes)	



Part II

Land Use Exemptions

- Two forms of exemptions provided by RCW 82.02.060(2)
 - ◆ Low-income housing
 - ◆ Broad public purpose development

- All exemptions must be paid from public funds other than impact fee accounts

Comparisons of TIF Exemptions		County				
Land Use	King	Pierce	Snohomish	Kitsap	Thurston	
Public School	The Mitigation Payment terminated on Dec17, 2016	✓	✗	✓	Director's Discretion	
Public Facilities		✓	✗	✓		
Low Income Housing		✓	✗	✓		
Industrial/Office in Employment Center		✓	✗	✗		

- The following land uses are exempt from our current TIF program

Land Use Exempted from Current TIF Program

Land Use	% of Exemption
Public/Private School	100%
Public Facilities	100%
Low Income Housing	100%
Industrial/Office in Employment Center	85% - 90%
Church	100%

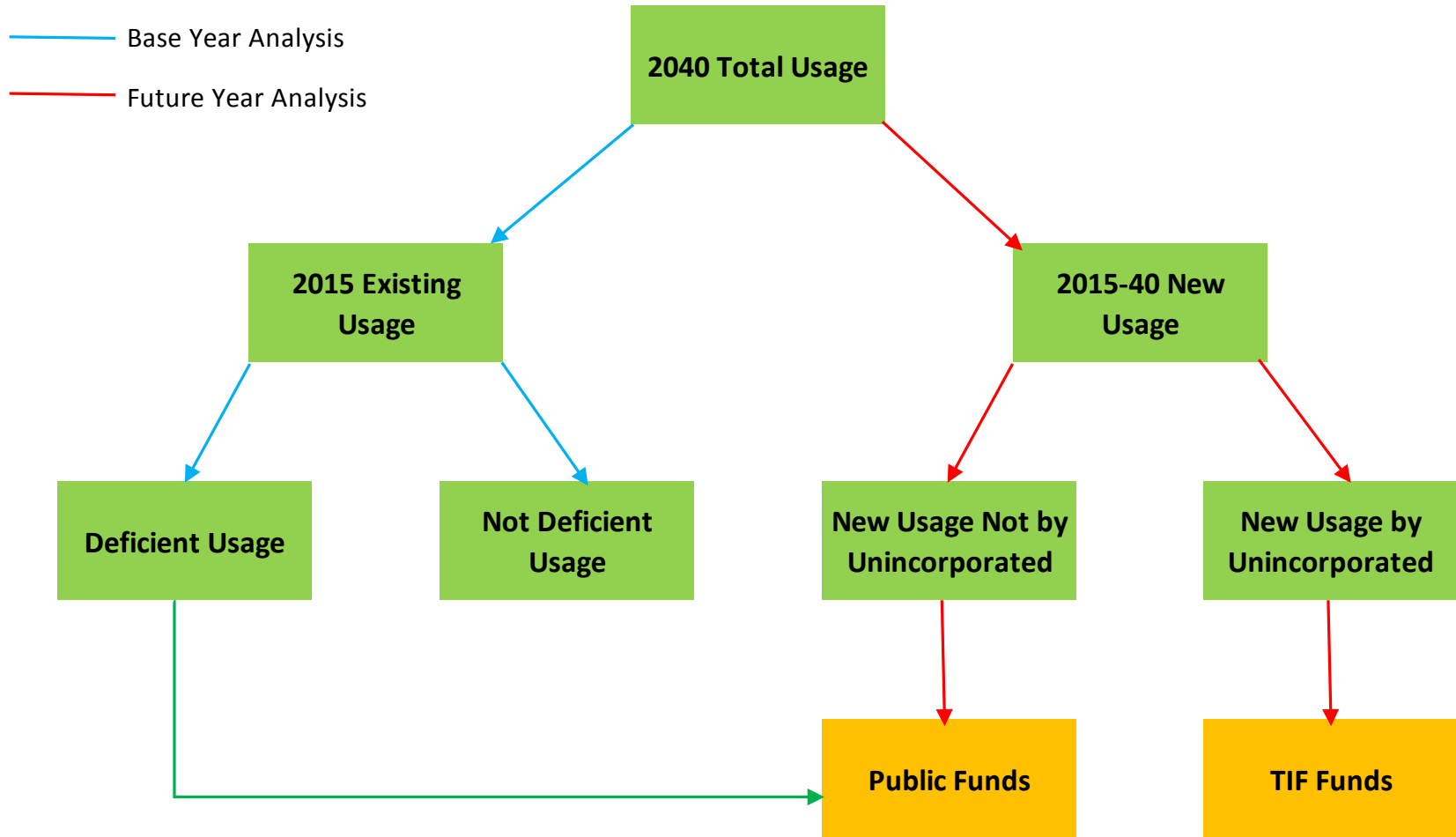
Part III

Project Cost Sharing

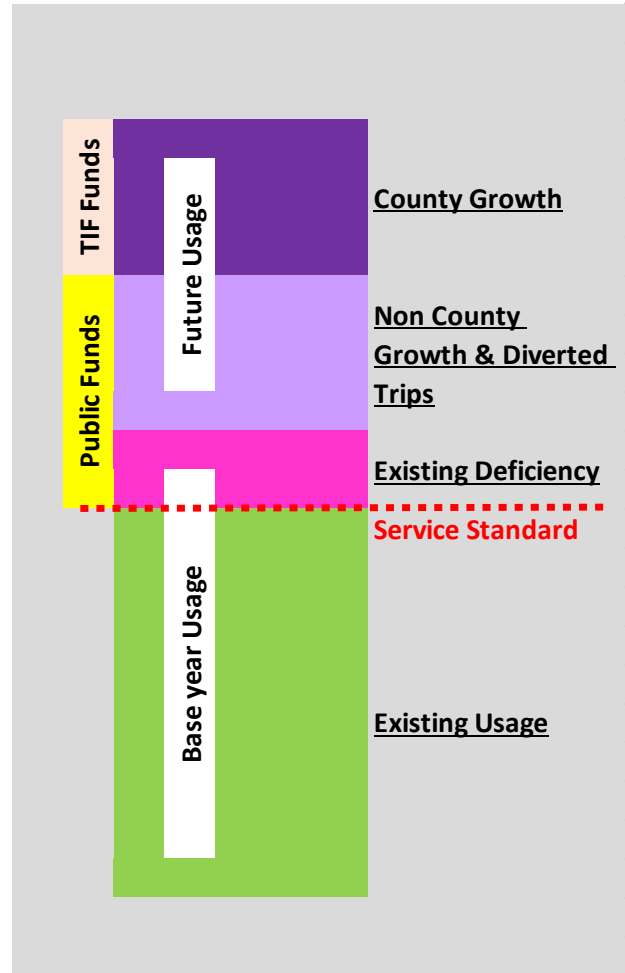
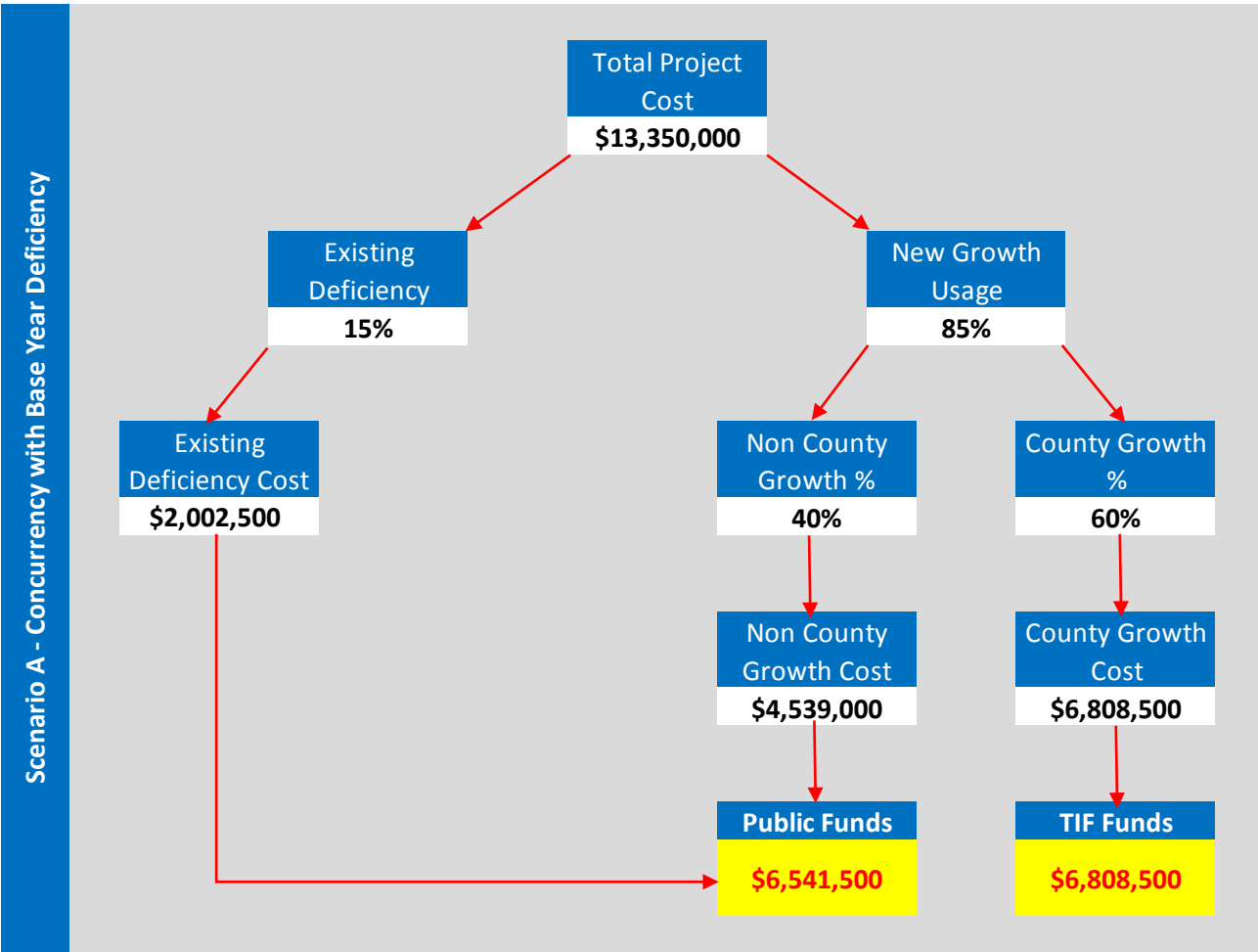
&

Distribution

How Are Project Costs Shared?

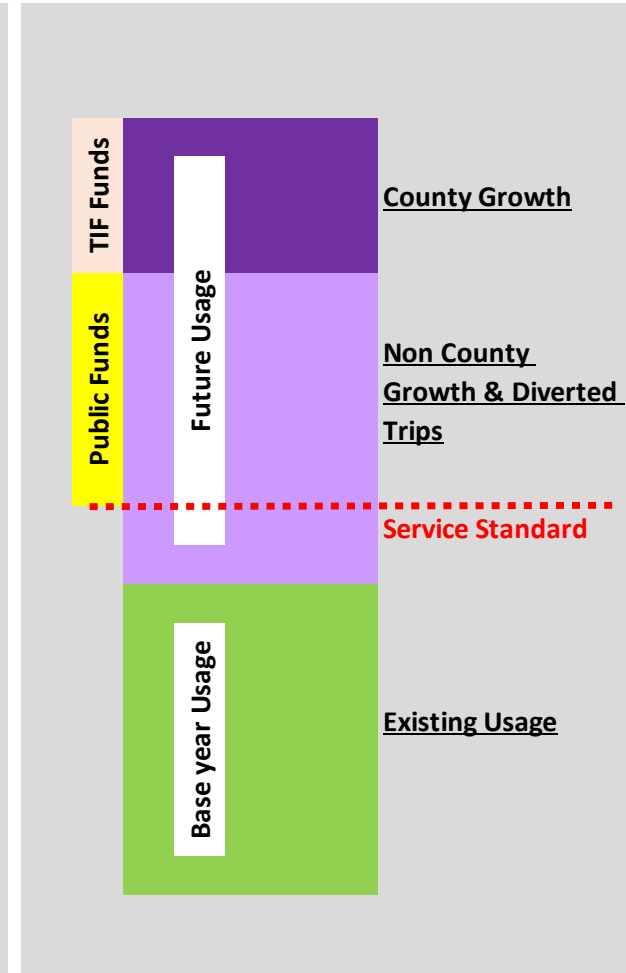
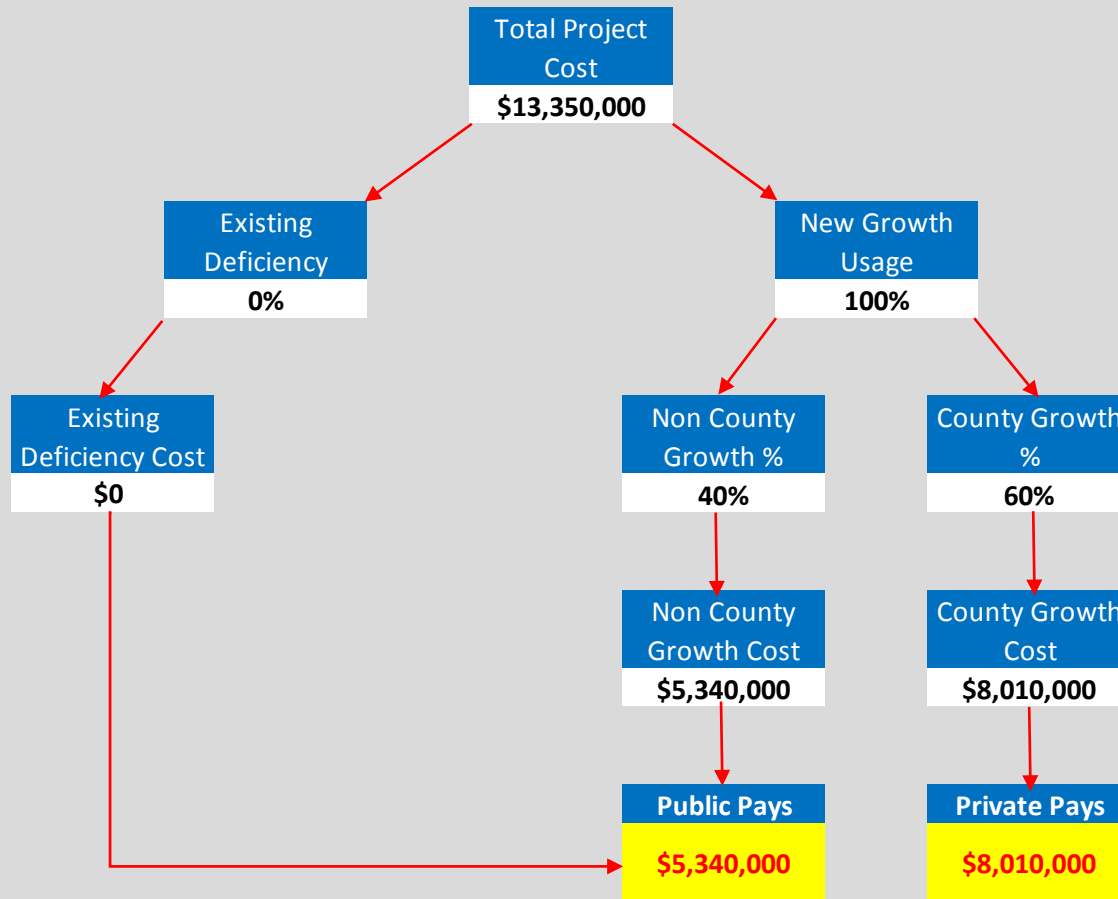


Scenario A - Project Cost Sharing Calculation

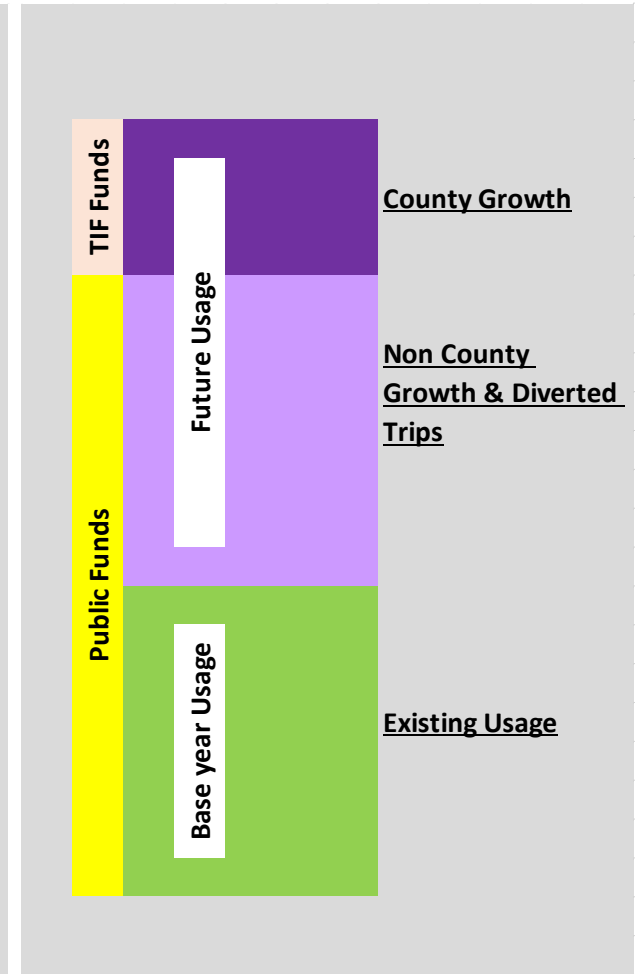
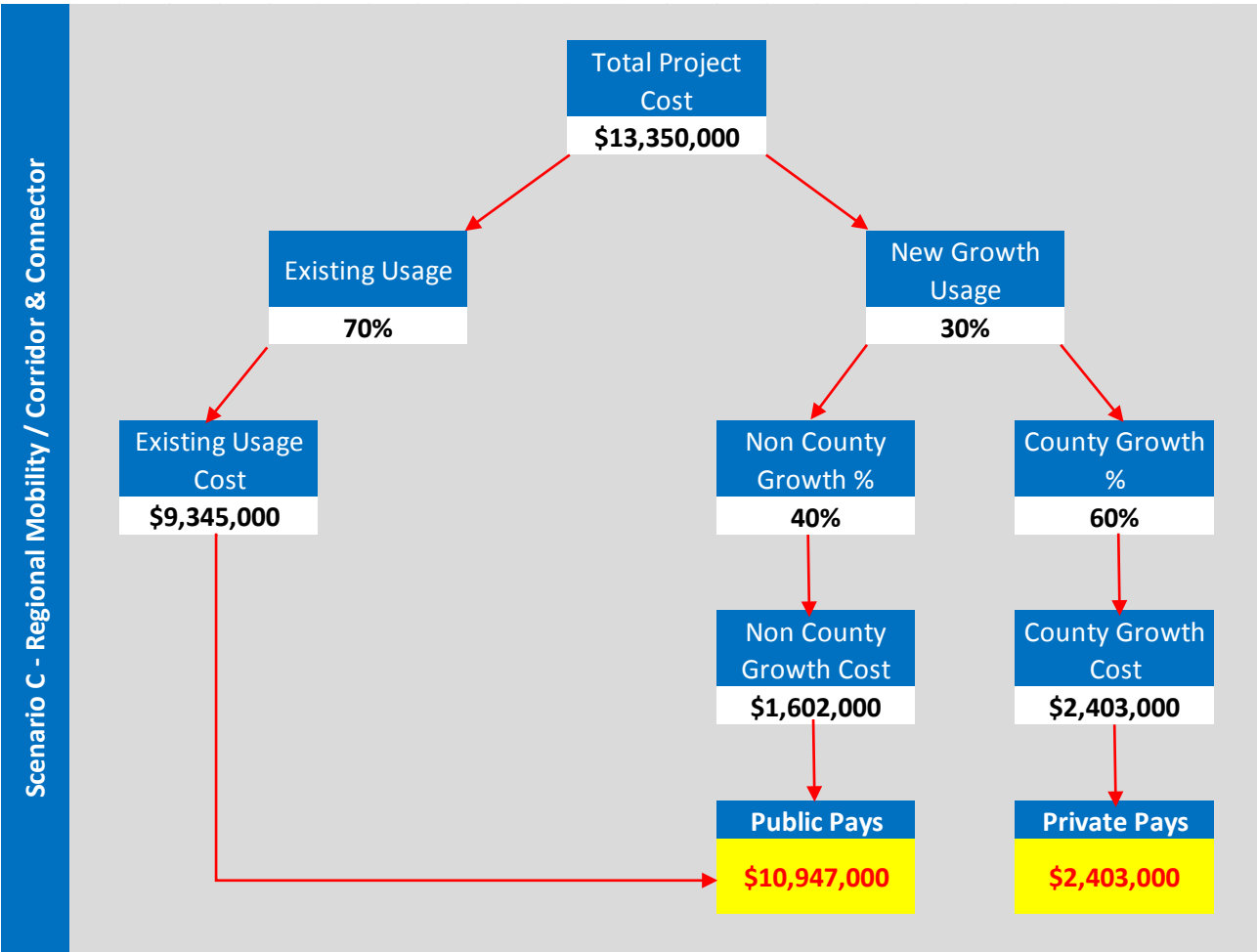


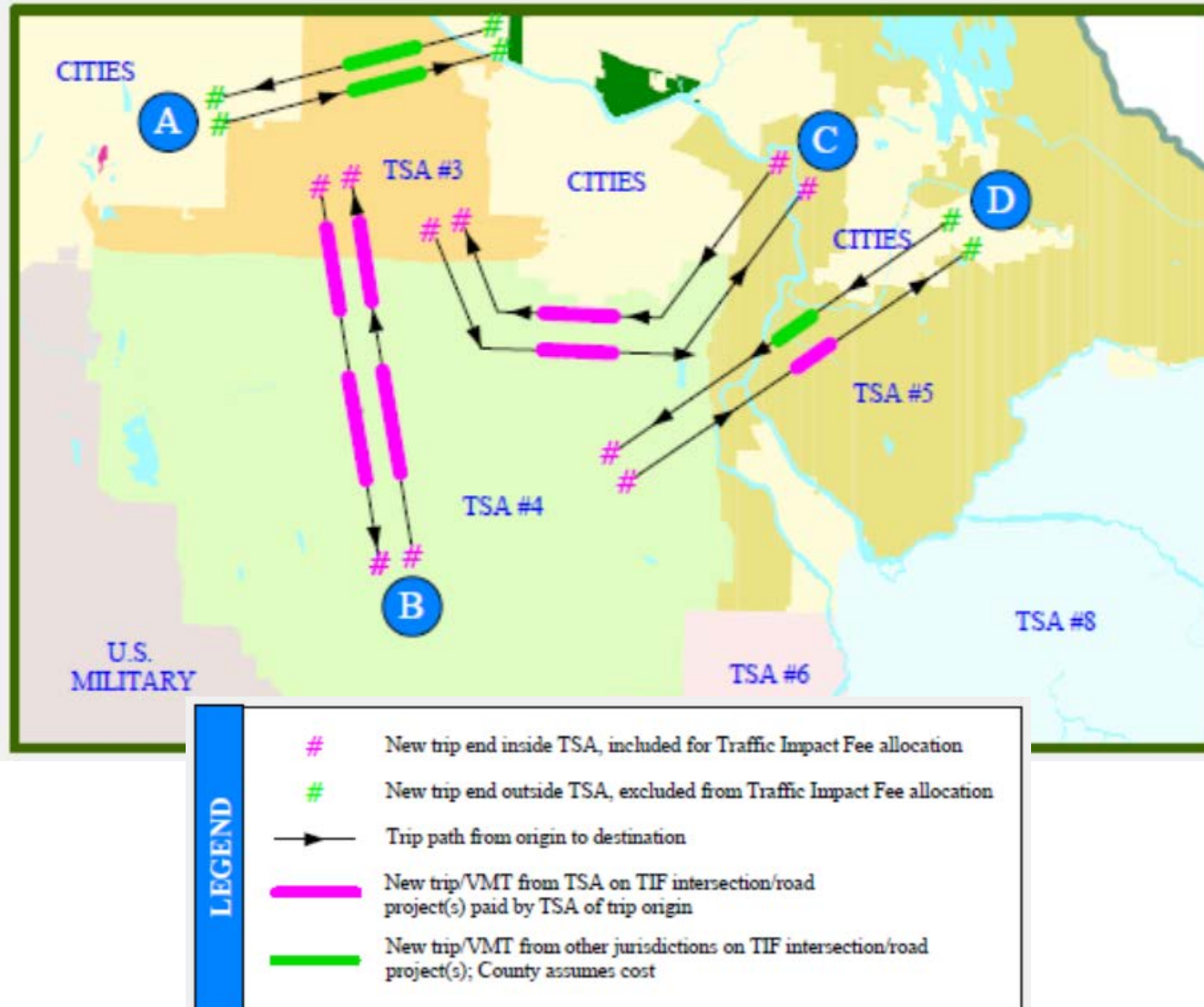
Scenario B - Project Cost Sharing Calculation

Scenario B - Concurrency with No Base Year Deficiency






Scenario C - Project Cost Sharing Calculation





Growth Trip Ends Included in TIF Cost Allocation by TSAs

			Destination of Trip			
			TSA 1 .. 12		City/Other	
			Base	Growth	Base	Growth
Origin of Trip	TSA 1 .. 12	Base	NA	1	NA	NA
		Growth	1	2	1	1
	City/Other	Base	NA	1	NA	NA
		Growth	NA	1	NA	NA

-  Only origin of trip included
-  Only destination of trip included
-  Both origin and destination trips included

- Preliminary results of growth cost per trip
- Breakdown of TIF cost per housing unit by Transportation Service Area
- TIF cost by “Project Type” and by Transportation Service Area
- Review of completed TIF projects and associated costs