2026 Traffic Impact Fee (TIF) Calculation

Projects not used for TIF calculation		
Developer funded new roads	NR-1 through NR-14	**$25,930,000.00**
Roadway preservation projects	RP-1 through RP-7	**$9,145,000**
Safety projects	S-1, S-3 & S-4	**$850,000**
Projects not used for TIF calculation		**$35,925,000**
Projects used for TIF calculation		
Local Street Improvements	LS-1 through LS-6, LS-8, LS-9	$23,056,000.00
(note - only $2 million of project LS-1 $5.93 million cost TIF eligible)		
Active Transportation Projects	AT-1 through AT-3	$2,480,000.00
Complete Streets Projects	CS-1 through CS-11	$22,429,000.00
Safety Projects	S-2	$1,800,000.00
Portion of new Public Works Facility	(3% attributed to transportation growth)	$750,000.00
Projects used for TIF calculation		**$50,515,000.00**
Total Transportation Program	includes full 5.93M cost of LS-1 project	**$90,370,000.00**
Total City Transportation Program	not including developer funded roads	**$64,440,000.00**

Funding Sources	**Approximate Funding Available for TIF eligible projects**	**Percent of total**
State/Federal Grants	$17,800,000	35%
Traffic Impact Fees	$29,750,000	59%
Other Sources	$2,000,000	4%
Fund 311	$1,000,000	2%
	$50,550,000	

Trip Growth Forecast		
Residential Trips, PM Peak x 10.8	19,213	19,213
Commercial Trips, PM Peak x 10.8	44,950	
Commercial Trips, Discounted 25%	33,712	33,712
	Total trips for concurrency and TIF calculation	**52,925**
	TIF = CIP funded by TIF / TIF Trips	**$562**

Projects in Transportation plan eligible and used for 2026 TIF calculation

	Project Description	Project Benefit	Project Cost
LS-1	Front Street Improvements (Partially eligible for TIF - total project cost in CIP is $5,930,000)	Maintains City's investment in roads	$2,000,000
LS-2	3rd Avenue – Moe to Hostmark	Improving pedestrian safety, reduced street maintenance costs	$3,884,000
LS-3	8th Avenue Realignment (near NE Lincoln Road)	Improves safety and traffic operations	$6,860,000
LS-4	Mesford Avenue Improvements	Improve pedestrian safety and access within school zone	$1,900,000
LS-5	Noll Road Improvements – Phase III	Increases roadway capacity and improves safety	$4,130,000
LS-6	Transportation Demand Management (Not used for TIF calculation)	Improve intersection control, reduce speeds & other improvements	
LS-8	Hostmark at Caldart	Mini roundabout to improve operations and safety	$2,141,000
LS-9	Noll Road at Hostmark	Mini roundabout to improve operations and safety	$2,141,000
AT-1	Liberty Bay Waterfront Trail (Not used for TIF calculation)	Enhance nonmotorized connectivity between Anderson Parkway and Fish Park	
AT-2	4th Avenue Sidewalks	Improve active transportation facilities	$950,000
AT-3	Noll Road Shared Use Path	Improve active transportation facilities	$1,530,000
CS-1	7th Avenue Improvements (SR 305 to NE Iverson Street)	Improves active transportation facilities on parallel north-south route to SR 305	$207,000
CS-2	8th Avenue Improvements (NE Lincoln Road to Hostmark)	Improves active transportation facilities on parallel north-south route to SR 305	$3,462,000
CS-3	10th Avenue Improvements (NE Forest Road Lane to NE Lincoln Road)	Improves active transportation facilities on parallel north-south route to SR 305	$183,000
CS-4	NE Lincoln Road (NE Iverson Street to NE Hostmark	Improves active transportation facilities	$1,540,000
CS-5A	NE Hostmark Street: Phase 1 (Fjord Drive NE to 6th Avenue NE)	Improves active transportation facilities	$367,000
CS-5B	NE Hostmark Street: Phase 2 (6th Avenue NE to SR 305)	Improves active transportation facilities	$2,207,000
CS-6	Fjord Drive NE (6th Avenue NE to 9th Avenue NE)	Improves active transportation facilities	$645,000
CS-7	NW Finn Hill Road (Olhava Way NW to Viking Avenue NW)	Extends existing Finn Hill shared-use path to Viking Avenue	$666,000
CS-8	NW Lindvig Way (Viking Avenue NW to Bond Road NE)	Improves active transportation facilities across Dogfish Creek	$700,000
CS-9	Bond Road NE (NW Lindvig Way to SR 305)	Improves active transportation facilities	$1,175,000
CS-10	Viking Avenue NW (NW Liberty to Stendahl)	Improves active transportation facilities, access, and accommodation for all users	$11,250,000
CS-11	Front Street (NE Sunset Street to 8th Avenue NE)	Improve bicycle safety, access, and accommodations	$27,000
S-2	Fjord Drive Traffic Calming	Improve pedestrian safety, access, and accomodation for all users	$1,800,000
		Subtotal	**$49,765,000.00**

Projects in Transportation plan not eligible or used for 2026 TIF calculation

RP-1	10th Avenue Overlay	Maintains City's investment in roads and improves ADA facilities	$885,000.00
RP-2	Finn Hill Overlay	Maintains City's investment in roads	$960,000.00
RP-3	Hostmark Overlay	Maintains City's investment in roads	$820,000.00
RP-4	7th Avenue Overlay	Maintains City's investment in roads	$800,000.00
RP-5	Front Street Preservation	Maintains City's investment in roads, traffic calming improvements	$3,740,000.00
RP-6	Local Neighborhood Road Maintenance Program	Maintains City's investment in roads	$1,440,000.00
RP-7	Citywide Pavement Restoration	Maintains City's investment in roads	$500,000.00
S-1	Citywide Safety Improvements	Improve pedestrian safety, access, and accomodation for all users	$100,000.00
S-3	Citywide Safety Improvements	Improve pedestrian safety, access, and accomodation for all users	$500,000.00
S-4	ADA Curb Ramp upgrades	Improve pedestrian safety, access, and accomodation for all users	$250,000.00
NR-1	First Avenue NE extension	Improves Circulation within the City	$1,500,000.00
NR-2	New Road "N" - completed with Oslo project	Provides access to developing parcels, provides efficient circulation and emergency access	
NR-3	New Road "K"	Provides access to developing parcels, provides efficient circulation and emergency access	$1,320,000.00
NR-4/5	New Road "M"	Provides access to developing parcels, provides efficient circulation and emergency access	$7,960,000.00
NR-6	New Road "N"	Provides access to developing parcels, provides efficient circulation and emergency access	$1,400,000.00
NR-7	12th Avenue Extension	Provides access to developing parcels, provides efficient circulation and emergency access	$1,480,000.00
NR-8	NW Outlook Way Extension	Provides access to developing parcels, provides efficient circulation and emergency access	$1,660,000.00
NR-9	Laurie Vei Extension	Provides access to developing parcels, provides efficient circulation and emergency access	$2,120,000.00
NR-10	New Road "O"	Provides access to developing parcels, provides efficient circulation and emergency access	$1,340,000.00
NR-11	N/S Connection to be determined at time ofsite-specific subdivision proposal	Provides access to developing parcels, provides efficient circulation and emergency access	$330,000.00
NR-12	New Road "P"	Provides access to developing parcels, provides efficient circulation and emergency access	$2,820,000.00
NR-13	Sunrise Ridge Avenue Extension	Provides access to developing parcels, provides efficient circulation and emergency access	$4,000,000.00
NR-14	N/S Connection to be determined at time ofsite-specific subdivision proposal	Provides access to developing parcels, provides efficient circulation and emergency access	
		Subtotal	**$35,925,000**

Note:
Planning estimates for new road segments NR-1 through NR-14 have been updated since publication of Transportation Plan - see updated cost estimate sheet