

From: [Debbie Tarry](#)
To: [Chris Roberts](#)
Cc: [John Norris](#); [Carolyn Wurdeman](#); [Dan Eernisse](#); [Rachael Markle](#); [Kendra Dedinsky](#); [Julie Ainsworth-Taylor](#)
Subject: RE: TIF questions
Date: Thursday, March 10, 2016 4:06:29 PM

Chris -

Please see the responses in red below. Let us know if you have additional questions.

Debbie Tarry
City Manager
City of Shoreline
17500 Midvale Ave N.
Shoreline, WA 98133

-----Original Message-----

From: Chris Roberts
Sent: Thursday, March 10, 2016 1:41 PM
To: Debbie Tarry
Cc: John Norris; Carolyn Wurdeman; Dan Eernisse; Rachael Markle
Subject: TIF questions

Debbie,

I have a few TIF questions for Monday's meeting.

1) How does staff determine whether a store is in a shopping center or whether a store in a center does not qualify for ITE code 820.

Below is the description of Shopping Center in the ITE Manual:

A shopping center is an integrated group of commercial establishments that is planned, developed, owned and managed as a unit. A shopping center's composition is related to its market area in terms of size, location and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Specialty retail center (Land Use 826) and factory outlet center (Land Use 823) are related uses.

The most important consideration is that the land uses are planned and developed as a unit, therefore all the parking demand and traffic circulation can be analyzed at the same time. To bring additional (new) structures in wouldn't have been part of the original analysis/consideration, nor would new land uses that are vastly different from what was originally intended and therefore, these should be considered separately.

2) If the immediate past use of a building fell under ITE code 820, but a previous use of a building was an ITE code 934, what credits would apply to a new business at that location?

Our ordinance has language dictating that the immediately preceding use applies. "If no impact fee

was paid for the immediately preceding use, the impact fee for the new use shall be reduced by an amount equal to the current impact fee rate for the immediately preceding use.”

3) If the Council deleted ITE codes 932, 934, and 937 from the TIF fee table, what changes would occur in how the staff determines a TIF fee?

Staff would not recommend deleting these common codes. If an application came in that matched the type of use that these common codes describe, staff would need to individually calculate them since it is important to capture the amount of anticipated trips generated by the development. Shoreline’s current concurrency model is based on trips; as such we have to keep an accurate “trip bank” in order to determine how much development we can allow. Our ordinance states, “If, in the judgment of the Director, none of the fee categories set forth in Chapter 3.10.015 accurately describes or captures the impacts of new development on transportation facilities, the director may conduct independent fee calculations and the Director may impose alternative fees on a specific development based on those calculations.”

Thanks,

Chris

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