

Adoption of Ordinance No. 717 Transportation Impact Fee (TIF) Amendment for Certain Businesses

Shoreline City Council 3.1416

Dan Eernisse, Economic Development



Background

- TIF collected since Jan 1, 2015
- Ordinance No. 717 considered mid-2015
- Discussed in-depth on Jan 6, 2016
- Specific direction given on Feb 29, 2016

Proposed Ordinance No. 717

- 50% exemption on TIF for businesses
- Removes disincentive to start-ups
- Eligibility designated by ITE code



Lodging, theater, fitness, day care

310	Hotel
320	Motel
444	Movie theater
492	Health/fitness club
565	Day care center

Office, retail, personal services

710	General Office
720	Medical Office
820	General retail/personal services
840	Car sales
850	Supermarket
851	Convenience Store
854	Discount supermarket
880	Pharmacy/drugstore

Services and restaurants

912	Bank
932	Restaurant: sit-down
934	Fast Food
937	Coffee/donut shop
941	Quick lube shop
944	Gas station
948	Automated car wash



Council Action

- Motion of proposed Ordinance No. 717 (Attachment A)
 - CM Salomon requested an amendment
 - CM Winstead requested an amendment to move forward if CM Salomon's amendment fails

Councilmember Salomon's amendment

"I move that proposed Ordinance No. 717 be amended to increase the partial 50% TIF exemption to a 100% TIF exemption."



Councilmember Winstead's amendment

"I move that proposed Ordinance No. 717 be amended to increase the 50% TIF exemption to a 100% TIF exemption for ITE Codes 310 , 444, 932, and 937."

*hotels, movie theaters, sit-down restaurants, coffee/donut shops
(other businesses remain at 50% TIF Exemption)*

Thank you

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Added resources



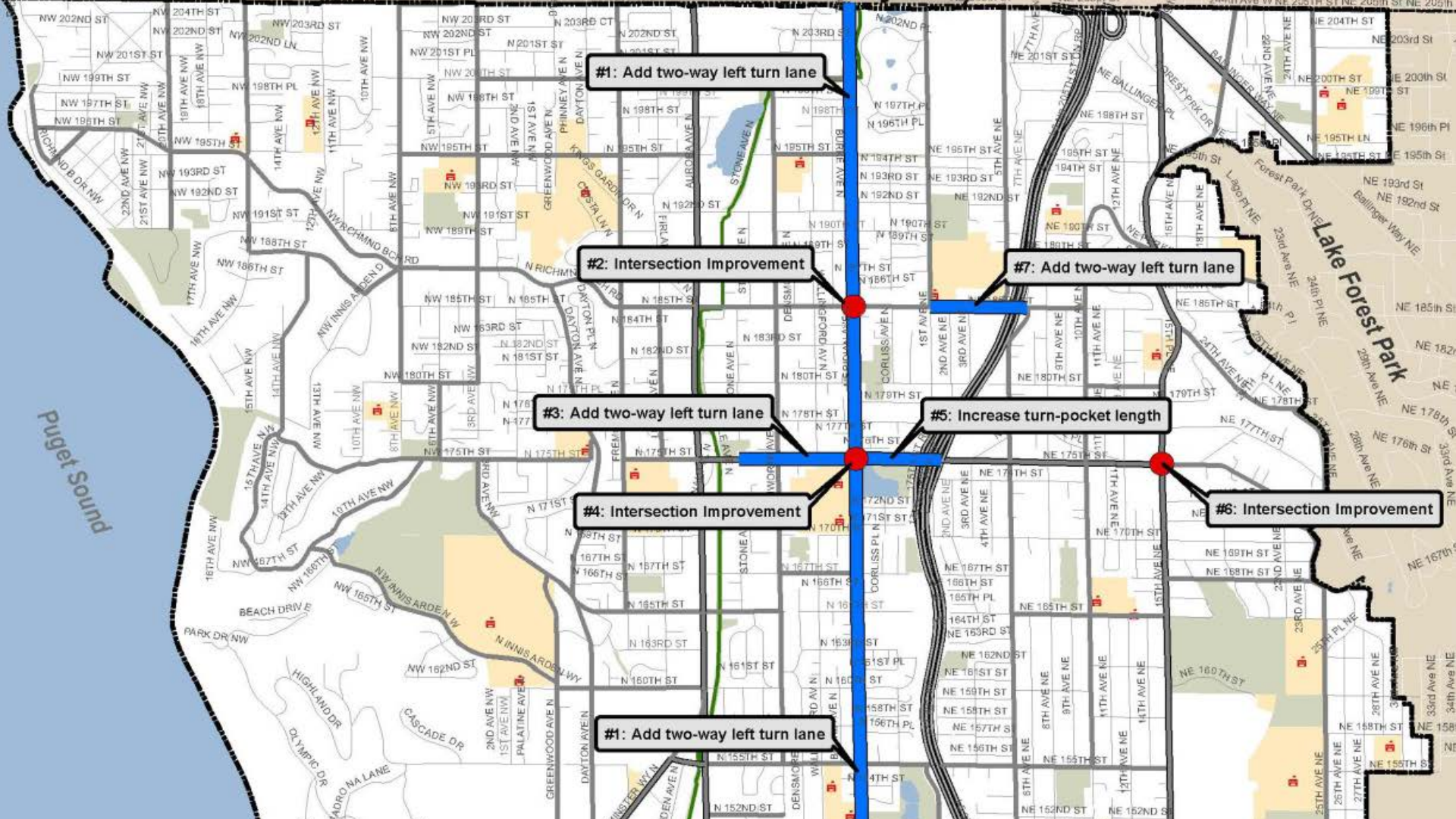
ITE Code	Land Use Category/Description	Impact Fee Per Unit @ \$6,124.77 per Trip	
90	Park-and-ride lot w/ bus svc	2,848.02	per parking space
110	Light industrial	7.78	per square foot
140	Manufacturing	5.86	per square foot
151	Mini-warehouse	2.09	per square foot
210	Single family house (includes townhouse and duplex)	5,567.41	per dwelling unit
220	Apartment (includes accessory dwelling unit)	3,607.49	per dwelling unit
230	Condominium	3,662.61	per dwelling unit
240	Mobile home park	2,601.80	per dwelling unit
251	Senior housing	1,190.65	per dwelling unit
255	Continuing care retirement	1,776.18	per dwelling unit
310	Hotel	3,722.02	per room
320	Motel	2,965.00	per room
444	Movie theater	11.67	per square foot
492	Health/fitness club	15.37	per square foot
530	School (public or private)	4.52	per square foot
540	Junior/community college	11.82	per square foot
560	Church	3.04	per square foot
565	Day care center	29.19	per square foot
590	Library	14.75	per square foot
610	Hospital	7.15	per square foot
710	General office	10.76	per square foot
720	Medical office	19.55	per square foot
731	State motor vehicles dept	94.21	per square foot
732	United States post office	22.48	per square foot
820	General retail and personal services (includes shopping center)	8.14	per square foot
841	Car sales	14.97	per square foot
850	Supermarket	22.23	per square foot

Rate Table

From Ordinance No. 690

Exhibit B

ITE Code	Land Use Category/Description	Impact Fee Per Unit @ \$6,124.77 per Trip	
851	Convenience market-24 hr	41.31	per square foot
854	Discount supermarket	22.67	per square foot
880	Pharmacy/drugstore	13.09	per square foot
912	Bank	31.85	per square foot
932	Restaurant: sit-down	22.97	per square foot
934	Fast food	52.85	per square foot
937	Coffee/donut shop	67.05	per square foot
941	Quick lube shop	23,840.66	per service bay
944	Gas station	21,679.38	per pump
948	Automated car wash	46.34	per square foot



#1: Add two-way left turn lane

#2: Intersection Improvement

#3: Add two-way left turn lane

#4: Intersection Improvement

#1: Add two-way left turn lane

#7: Add two-way left turn lane

#5: Increase turn-pocket length

#6: Intersection Improvement

Two ways to apply exemption

As written: Applied to Full TIF

2,500sf Bank TIF	\$88,475
Less 50% Exemption	\$44,238
Less prior use credit	\$29,875
Plus Admin fee	<u>\$ 161</u>
Total charge	\$14,524

Applied to net TIF Charge

2,500sf Bank TIF	\$88,475
Less prior use credit	\$29,875
Plus Admin fee	<u>\$ 161</u>
Sub-total charge	\$58,761
Less 50% Exemption	<u>\$29,381</u>
Total Charge	\$29,381

