

### **WHAT ARE TRANSPORTATION IMPACT FEES (TrIFs)?**

TrIFs are used by the city to pay for transportation projects. The fee amount varies depending on the land use. For example, residential fees and commercial fees are not the same because they generate different amounts of traffic. For a general TrIF overview, please visit the website at <http://www.ci.lynnwood.wa.us/TrIF>.

### **HOW DO I KNOW IF MY PROJECT REQUIRES PAYMENT OF TrIFs?**

There are many types of projects which do not trigger TrIFs, generally projects which do not generate new PM peak hour trips. To determine whether your project will be required to pay TrIFs, view the “When TrIFs Are Required” Handout, available online.

### **HOW CAN I GET A PRELIMINARY ESTIMATE OF MY TrIF AMOUNT?**

Applicants can easily develop preliminary estimates of their TrIF amount by using the “TrIF Calculation Form” available online. It can be helpful for preliminary budget purposes and when various development alternatives are being considered. However, the Form is only a tool and should not be assumed to be the actual TrIF amount required for payment.

### **WHAT INFORMATION DOES THE CITY NEED FROM ME TO DETERMINE THE FINAL TrIF AMOUNT?**

The TrIF Calculation Form must be completed and submitted with your Building Permit application. After the Form is submitted, City staff will process the information and provide the applicant with a letter containing the final amount.

### **WHEN DO I PAY FOR MY TrIF?**

TrIF payment is due prior to issuance of your building permit. Payment must be provided as a separate check; credit cards are not accepted at this time.

### **DOES THIS MEAN I WILL NOT BE REQUIRED TO PREPARE A TRANSPORTATION IMPACT ANALYSIS?**

No. The TrIF only covers off-site transportation mitigation derived from planned transportation projects as listed in the currently adopted Rate Study. The following are examples of additional requirements the applicant may need to hire an engineer to complete:

- Parking demand and utilization
- Specialized land use and trip generation
- Safety analysis (sight distance analysis, queuing and gap analysis)
- Neighborhood traffic impacts
- Design of mitigation improvements such as signals, turn lanes, or access

### **DO I GET CREDIT FOR EXISTING OR PRIOR USES?**

Yes. TrIFs are paid for only the increase in new trips above the “existing trips” from a prior use. The net TrIF is calculated using the following equation:

$$\text{Net TrIF} = \text{Proposed TrIF} - \text{Prior TrIF}$$

## Frequently Asked Questions

If the Net TrIF is a negative number, there is no TrIF assessment. If the Net TrIF is a positive number, the applicant is required to pay that amount prior to issuance of the building permit. Below are examples of various scenarios (using 2011 rates):

**Example #1:** Three existing single family dwelling units located in Zone B (remainder of the City) are to be demolished and replaced with a 50 room hotel.

	Land Use	Size	Impact Fee Rate	TrIF
Proposed	Hotel/Motel – no convention facilities	50 Rooms	\$757.80/Room	\$37,890.00
Prior	Single-Family Dwelling	3 Dwelling Units	\$1,604.60/Unit	\$4,813.80
<b>Net TrIF = Proposed - Prior:</b>				<b>\$33,076.20</b>

**Example #2:** An existing 3,500 S.F. fast food restaurant and 2,000 S.F. convenience market located in Zone A (City Center and Mall) and zoned City Center (an additional 15% trip generation reduction) are to be demolished and replaced with a 3 story, 60,000 S.F. (total) office building.

	Land Use	Size	Impact Fee Rate	TrIF
Proposed	Office Building (Single Building)	60,000 S.F.	\$1.30 per S.F.	\$78,000.00
Prior #1	Restaurant – Fast Food	3,500 S.F.	\$6.02 per S.F.	\$21,070.00
Prior #2	Convenience Market	2,000 S.F.	\$6.51 per S.F.	\$13,020.00
<b>Net TrIF = Proposed – (Prior 1+Prior 2):</b>				<b>\$43,910.00</b>

The fees listed in the tables above do not include the administrative fee which is the greater of \$100 or 3% of the net TrIF (not to exceed \$3,000). The administrative fee is not creditable or refundable, and must be paid at the same time as the TrIF is paid.

### DO I GET CREDIT FOR RIGHT-OF-WAY DEDICATION OR ROADWAY IMPROVEMENTS?

If the land dedications and/or roadway improvements are identified as a TrIF System Improvements Project (see the list available online) then yes, a credit can be issued. Complete the “Claim for Credit” form and submit it with your TrIF Calculation Form with your Building Permit application.

### WHAT IF THERE IS NOT A LAND USE CATEGORY WHICH MATCHES MY PROJECT?

The applicant may submit an “Independent Fee Calculation” form (available online) with TrIF Calculation Form and Building Permit application. City staff will process the request and provide the applicant with a letter containing the final amount. The applicant will be required to pay the City a separate review fee to cover the cost of reviewing the calculation in addition to the final TrIF amount.