

# Tacoma Planning Commission

Impact Fees Check-In

May 19th, 2021

FEHR & PEERS

BERK  
STRATEGY ■ ANALYSIS ■ COMMUNICATIONS

NWE Consulting

# Agenda

1. Impact Fees Refresher & Project Schedule
2. Follow-Up on Commission Questions
3. Growth Projections & Transportation Projects
4. Collaborating with Key Tacoma Groups
5. Update on Fire Impact Fees Framework
6. Next Steps

# Impact Fees Refresher

- One-time charges paid by new development
- “Growth should pay for growth”
- Authorized by RCW 82.02.050-.110 and regulated by WAC 365-196-850



## Fire

- Funds fire and EMS equipment, apparatus, and facilities



## Transportation

- Funds projects to add transportation capacity in right-of-way of streets/roads



## Parks

- Funds park facilities, development of parks, and adding park acreage



## Schools

- Funds school buildings and equipment





# Commission Questions



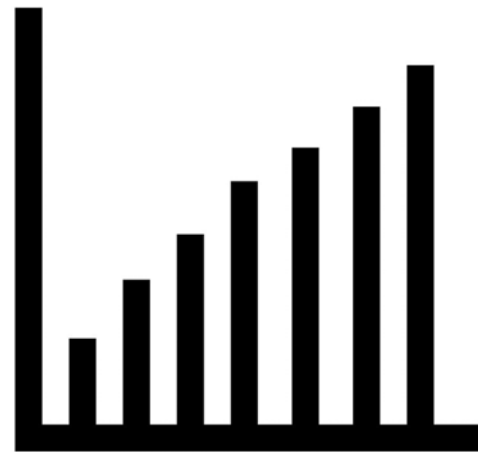
- Outreach to Latinx groups in addition to Centro Latino?
  - Substantial outreach to many community groups will be incorporated into Phase 3.
- What types of projects would we consider funding with impact fees?
  - See projects discussion later in this presentation.
- Will the program have different geographic zones?
  - This is a policy consideration in program development.
- Would impact fees be charged for all uses?
  - For transportation and fire, yes, although the City can provide exemptions for low-income housing, some uses of “broad public purposes” under state law.
  - For schools/parks fees, can be charged just to residential uses.

# **Growth Projections**



# Growth Projections

- Program horizon is 20 years (~2022-2042)
- Land use growth was estimated using:
  - PSRC Travel Demand Model inputs (2014 and 2040)
  - LEHD Employment Data (2018)
  - US Census ACS Data (2019)





# Transportation Projects



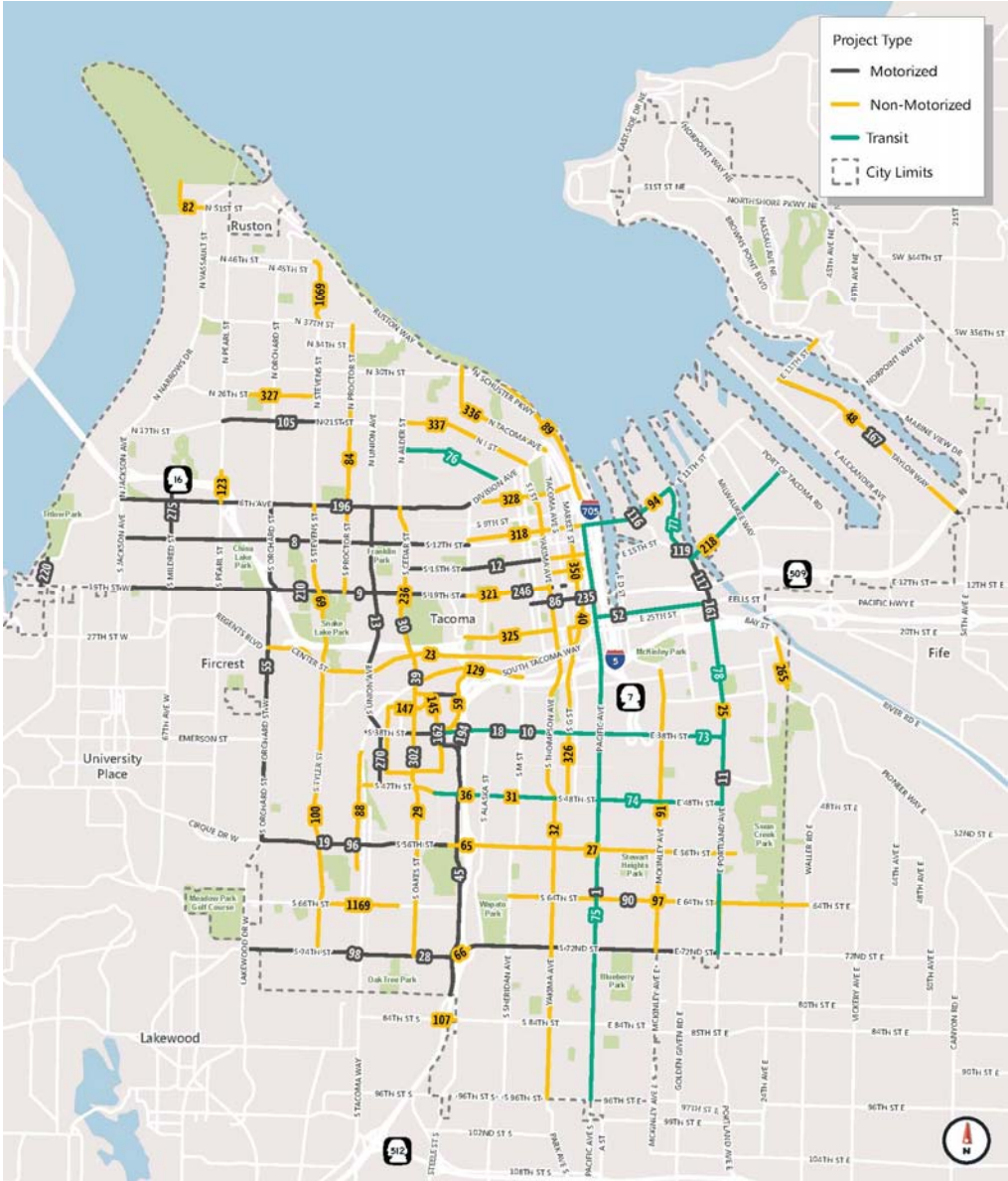
# Transportation Projects

- 376 projects considered
- Projects sourced from:
  - Transportation Master Plan
  - Transportation Improvement Program (2021-2026)
  - Capital Facilities Plan
  - Local Road Safety Plan
  - Subarea Plans
    - Hilltop
    - Tacoma Mall
    - North Downtown
    - South Downtown

# Transportation Projects

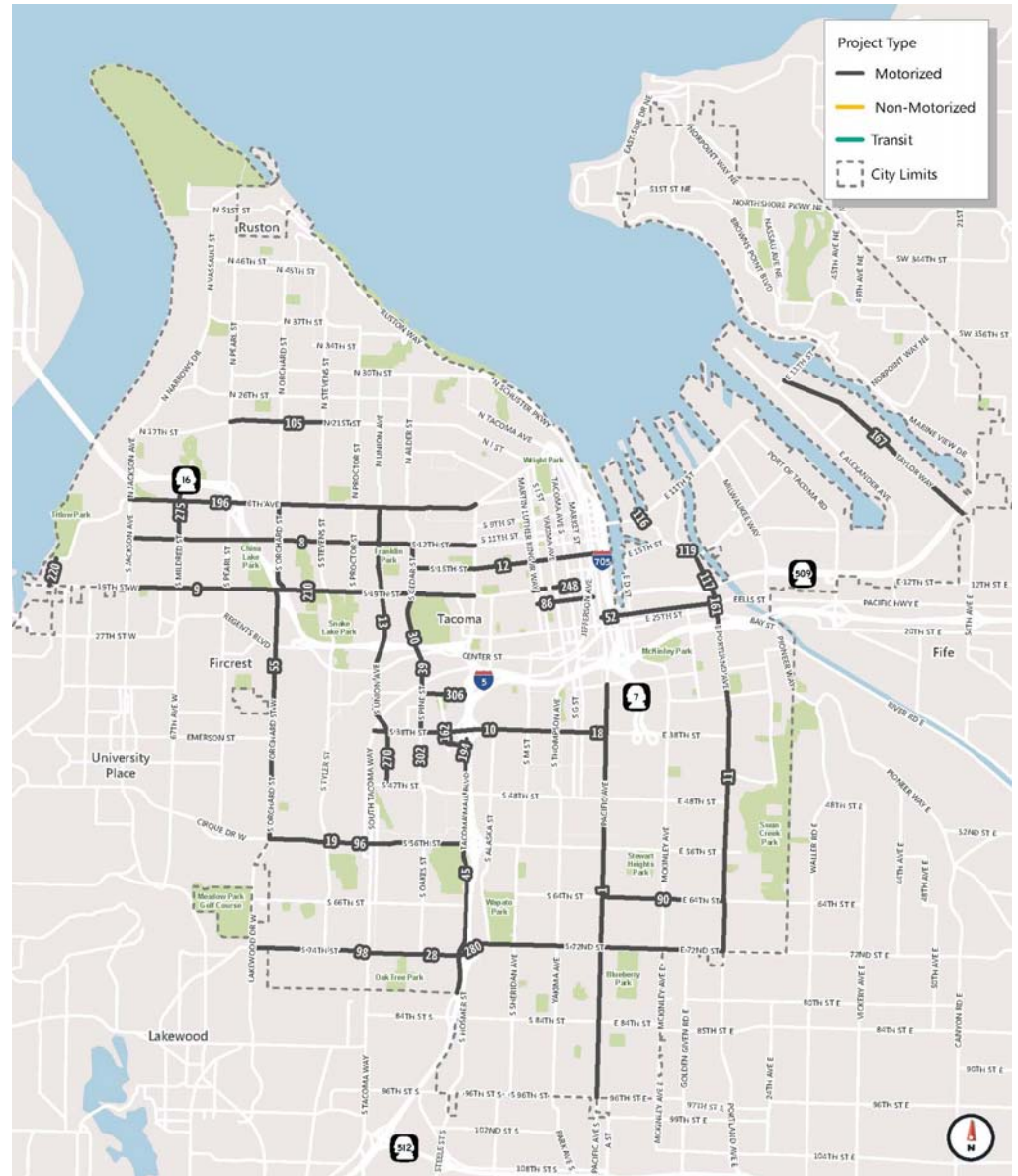
Impact Fee Eligibility	Transit	Ped/Bike	Motorized	Total
No	\$4,500,000	\$200,037,558	\$677,090,061	\$881,627,619
Maybe	-	\$269,879,179	\$72,644,841	\$342,524,020
Yes	\$48,375,000	\$125,142,633	\$226,211,543	\$399,729,176
Total	\$52,875,000	\$595,059,369	\$975,946,445	\$1,623,880,814

# All Transportation Projects

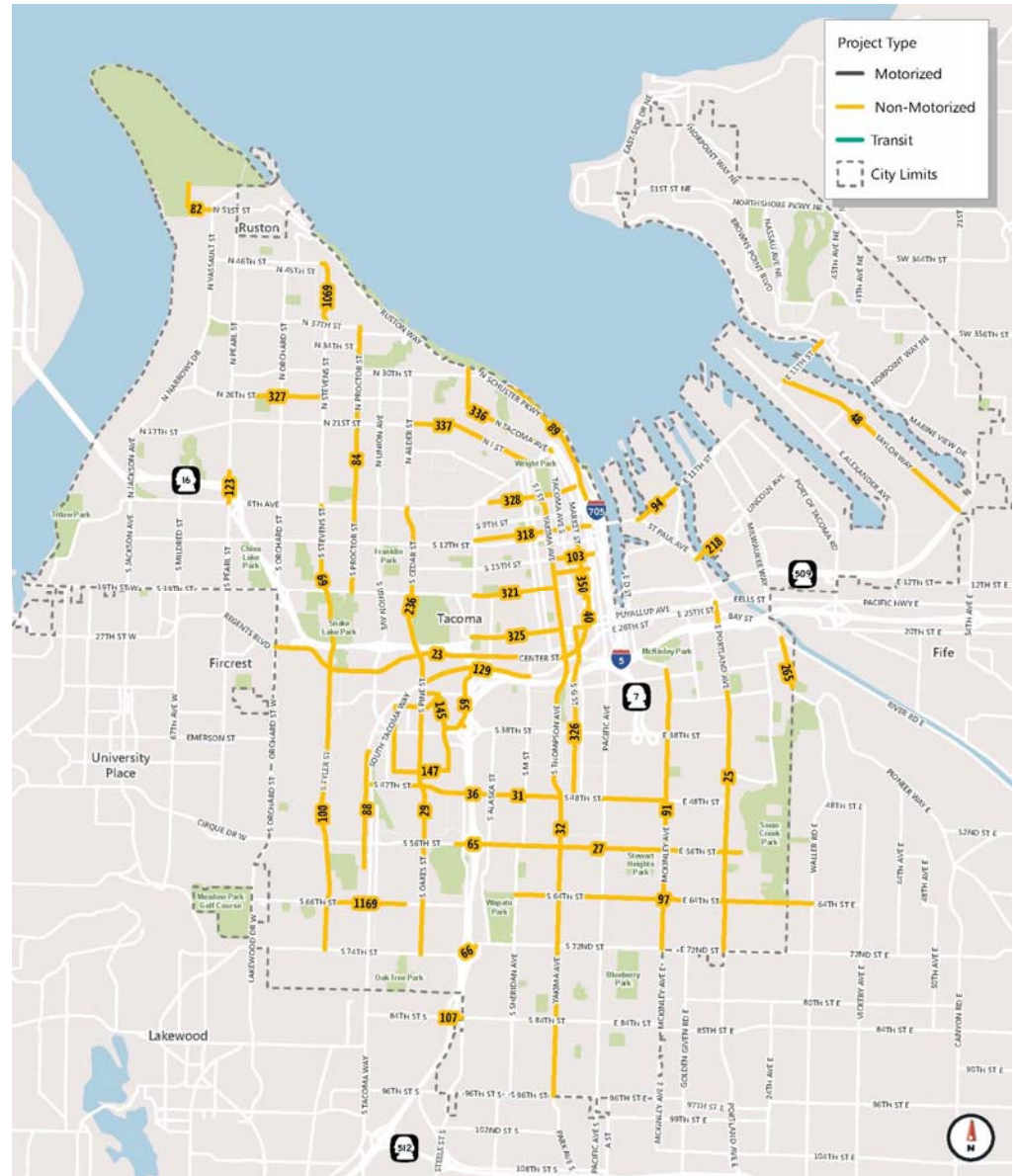




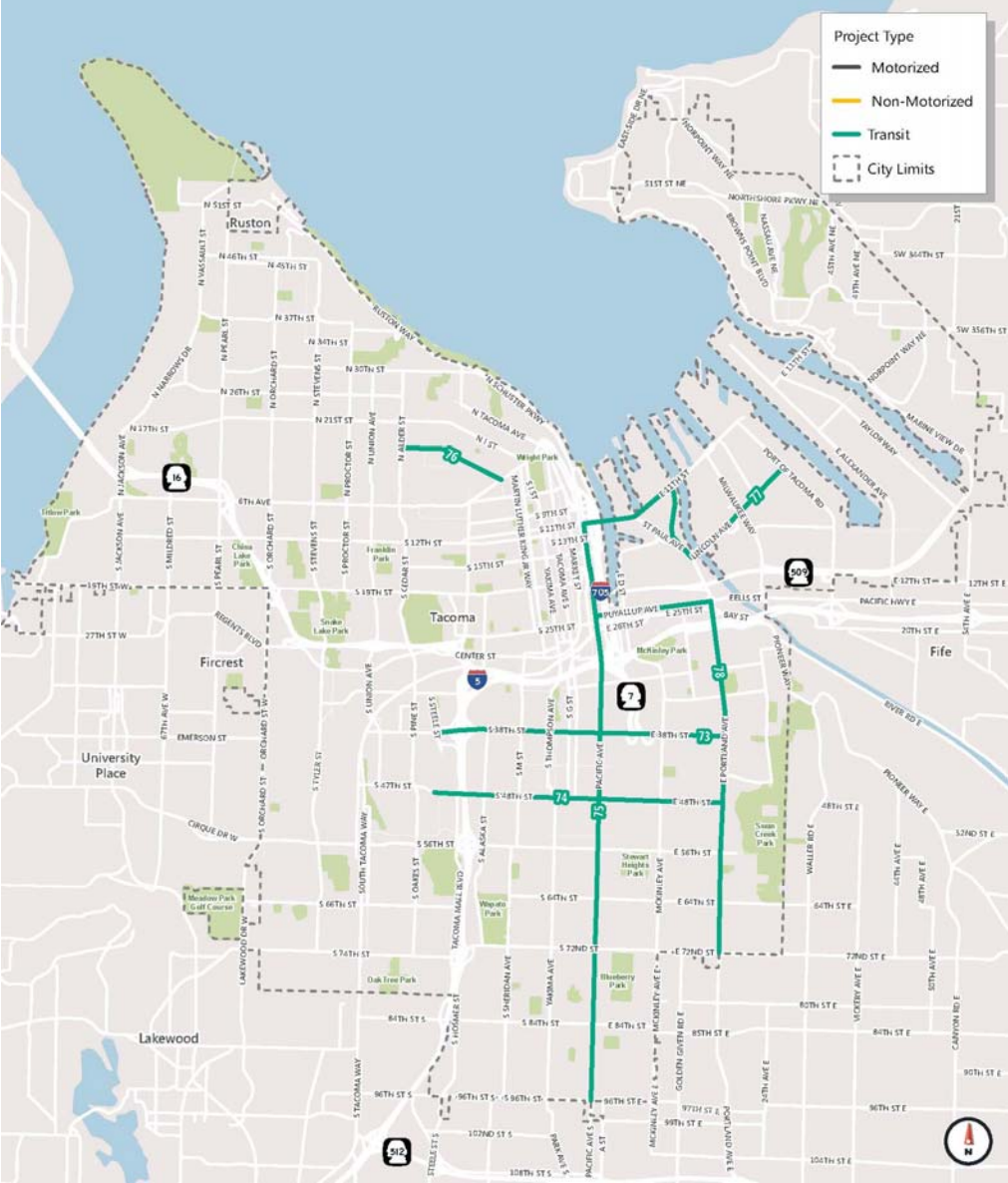
# Motorized Projects



# Ped/Bike Projects



# Transit Projects





# **Coordinating with Key Tacoma Groups**





## Collaborating with Key Tacoma Groups

- Centro Latino
- Commission on Immigrant and Refugee Affairs
- Human Rights Commission



# Tacoma Permit Advisory Task Force Input

## Key Questions:

- How do impact fees align with housing affordability?
- Why now?
- What is the project list?
- How is equity being considered?
- How will impact fees streamline the development process?

## Requests:

- Develop a "Mission Statement"
- Demonstrate that impact fees are the best way to fund infrastructure
- Slow down the process

# Fire Impact Fee Framework



# Fire Impact Fee Process and Data Sources

## GMA Impact Data Input

Growth Projections

Level of Service Application

Identify Future Need

Estimate Proportionate Share

**Impact Fee Rate Schedule**

## City of Tacoma Fire Department

**2022-2042 Growth Projections**

**Fire Standards of Cover**

**2012 Facilities Master Plan  
2015 Fleet Study**

**General Fund (Levy Funding)**



# Fire Impact Fee Framework

- Adopted fire LOS Standard from *One Tacoma Plan*: 0.109 apparatus per 1,000 people
  - Example: 127,000 new residents  $\times$  0.109 apparatus per 1,000 people = 13.843 apparatus
- Updates to both the Facilities Master Plan and Standards of Cover studies were put on hold during 2020 due to the global COVID pandemic
- Tacoma Fire Department has capital needs at the system level (e.g., electronic dispatch) and at the station levels



# Discussion & Next Steps

