



May 5, 2014

Cypress Lynnwood LLC
Attn: Stephen Schmidt
8343 Douglas Avenue, Suite 200
Dallas, TX 75225

**RE: Transportation Impact Fees (TrIFs)
Lynnwood Place – 3100 184th Street SW
Costco (BLDC-003949-2014) & Fueling Station (BLDC-003950-2014)**

Dear Mr. Schmidt:

Public Works staff has reviewed the building permit applications for the subject project and has verified that TrIFs are required. As summarized in the attached letter from William Franz to you dated October 10, 2013, the project is eligible for a system improvement credit. After calculating the proposed trip generation and deducting the prior trip generation and the system improvement credit, the total payment required at this time is: **\$100 for Costco Wholesale and Fueling Station (administrative fee)**

When the building permit is ready for issuance, the fee above must be paid in full before the building permit can be issued. Payment must be provided as a separate check. Credit cards are not accepted at this time.

Remaining system improvement credit is \$4,631,075.78. This credit will be applied to future phases of the project as each building permit is submitted.

For more TrIF information, please visit our website at www.ci.lynnwood.wa.us/trif. If you have any questions about the TrIF process or the TrIF amount, please feel free to contact David Mach at 425-670-5275.

Sincerely,
City of Lynnwood

A handwritten signature in black ink, appearing to read 'Jeff Elekes'.

Jeff Elekes, PE
Deputy Public Works Director

Attachments: TrIF Calculation Form, TrIF Routing Form and Prior Use Credit Backup

CC: Arnold Kay, Development Services Supervisor
Cathy Rizzo, Permit Coordinator
David Kleitsch, Economic Development Director
Stewart Mhyre, Edmonds School District

Transportation Impact Fees (TrIFs) Routing Form

PROJECT: Lynnwood Place, 3001 184th St SW, Multiple phase development, 1st phase, Costco Wholesale and fueling station

BUILDING PERMIT: Costco Warehouse BLDC-003949-2014 and Fueling Station BLDC-003950-2014

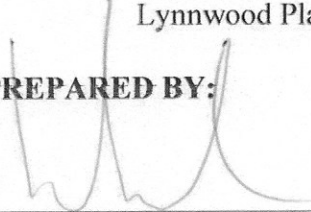
ASSUMPTIONS:

Existing: Former Lynnwood High School, generated 171 PM peak hour trips based on EIS and 2005 Lynnwood Traffic Model

Proposed: 1) 155,377S.F. Costco Wholesale discount club membership warehouse, based on ITE land use code 861 in zone A, for the year 2014, and
2) Fueling station with no minimart, 20 vehicle servicing stations, based on ITE land use code 944 in zone A, for the year 2014

TOTAL TrIF AMOUNT (incl. administrative fee): \$100 administrative fee.
\$4,631,075.78 of system improvement credit remaining for future phases of Lynnwood Place.

PREPARED BY:

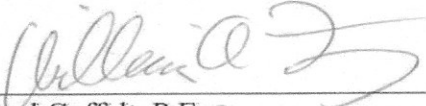


David Mach, P.E.
Project Manager

5/6/14

Date

REVIEWED BY:

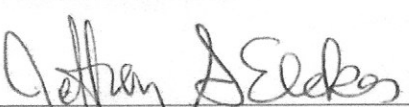


Paul Coffelt, P.E.
Traffic Engineer

5/6/14

Date

APPROVED BY:



Jeff Elkes, P.E.
Deputy Public Works Director

5/6/14

Date

Transportation Impact Fee Series TrIF Calculation Form

The following form is intended to help the applicant easily develop a preliminary estimate of their Transportation Impact Fee (TrIF) amount. This can be helpful for preliminary budget purposes and when various development alternatives are being considered. However, this form is only a tool and should not be assumed to be the actual TrIF amount required for payment.

This spreadsheet must be completed and submitted with the Building Permit application. After this form is submitted, City staff will calculate the actual TrIF amount and provide a letter with the final amount to the applicant. The applicant is required to pay the TrIF prior to Building Permit issuance. Payment must be provided as a separate check; credit cards are not accepted at this time. For more information about TrIFs, please visit: <http://www.ci.lynnwood.wa.us/TrIF>

If you need assistance completing this form, please contact David Mach at:
19100 44th Ave W (425) 670-5275
PO Box 5008
Lynnwood, WA DMach@ci.lynnwood.wa.us

Directions: Scroll down and complete the steps outlined below. Please fill in the required information in the yellow highlighted boxes.

SECTION 1: GENERAL INFORMATION

Project Name:	Lynnwood Place - Costco and Fueling Station
Street Address:	3001 184th Street SW
City, State Zip:	Lynnwood, WA, 98036
Parcel Number(s):	2704150010290
Estimated By:	David Mach
Date of Estimate:	5/5/2014

SECTION 2: PROJECT DETAILS

- 1) Which TrIF Zone is the project located in? Zone A - City Center and the Mall
- 1A) Is the project located within any of the City Center Zones? No
Current zoning map is online at: <http://www.ci.lynnwood.wa.us/Content/Business.aspx?id=219>
- 2) What year will you submit a complete Building Permit Application? 2014
- 3) Are you submitting a Claim for Credit? Yes
If yes, enter amount from "Claim for Credit" form: See attached System Improvement Calc. \$ 6,323,915.40
- 4) Are you submitting an Independent Fee Calculation Request? No

SECTION 3: PROPOSED LAND USE(S)

Select the proposed Land Use Type(s) from the drop down menu(s) below, and then enter the proposed number of unit(s) for the project.

	Proposed Land Use Type (s)	Unit of Measure	Number of Unit(s)	Impact Fee Rate per Unit	Preliminary Impact Fee
1)	Discount Club - Membership Warehou	Sq. Ft.	155377.00	\$ 13.86	\$ 2,153,525.22
2)	Service Station - No Minimart (944)	V.S.P.	20.00	\$ 11,897.60	\$ 237,952.00
3)	Select From Below	-	0.00	\$ -	\$ -
					\$ 2,391,477.22

SECTION 4: PRIOR LAND USE(S)

See attached backup calculations for prior land use credit. In summary, the Lynnwood Place EIS, chapter 3, page 3-125, stated that the former Lynnwood High School generated 171 PM peak hours trips. The rate of \$4,085.60 is calculated as 80% (year 2014) of \$5107, the rate for Zone A.

	Prior Land Use Type (s)	Unit of Measure	Number of Trips	Impact Fee Rate per Unit	Preliminary Impact Fee
1)	School - High (530)	Trips	171.00	\$ 4,085.60	\$ 698,637.60
					\$ 698,637.60

Prior High School Trips from EIS

80% of \$5,107 (2014, zone A rate)

SECTION #5: TOTAL TrIF

The total TrIF amount and administrative fee are shown as follows:

Base Year TrIF (Proposed Use)	\$ 2,391,477.22
Base Year TrIF (Prior Use)	\$ (698,637.60)
Net TrIF (Proposed - Prior)	\$ 1,692,839.62
System Improvement Credit (LMC 3.105.090)	\$ (6,323,915.40)
Remaining Credit for Future Phases	\$ 4,631,075.78
Administrative Fee (for this calculation)	\$ 100.00
TOTAL PAYMENT	\$ 100.00